



50 Bramley Gardens, Emsworth, PO10 8AN



Situated in a popular residential cul-de-sac, this well-presented semi-detached home enjoys a particularly convenient position within easy walking distance of Emsworth village centre. The property is ideally placed for those looking to take full advantage of the village's amenities, including its range of independent shops, cafés, pubs, and the picturesque harbour, all reachable on foot.

The ground floor features a bright and spacious sitting/dining room, with patio doors opening directly onto the rear garden and patio area—A separate fitted kitchen provides practical workspace and storage.

Upstairs, the property offers two well-proportioned double bedrooms along with a family bathroom.

Externally, the rear garden provides a pleasant and manageable outdoor space, to the front, the home benefits from off-road parking.

- SEMI DETACHED HOUSE
- TWO DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- WELL PRESENTED THROUGHOUT
- OFF ROAD PARKING
- ENCLOSED REAR GARDEN
- WALKING DISTANCE TO
EMSWORTH CENTRE

Asking Price
£315,000
Freehold





ACCOMMODATION

- Ground Floor
 - Entrance hall with stairs to first floor
 - Sitting/Dining Room
 - Kitchen
- First Floor
 - Landing
 - Bedroom
 - Bedroom
 - Family Bathroom
- Outside
 - Rear garden
 - Summer House
 - Off-road parking to the front

EPC: C
Council Tax: C





LOCATION

Emsworth is situated on the upper reaches of Chichester Harbour; it is A National Landscape (formerly AONB) which sits on the West Sussex Hampshire border with easy access to open countryside, whilst to the south is Chichester Harbour, renowned for sailing and coastal walks. The property is within easy reach of bus routes and major roads and rail links to London and the South Coast. The Cathedral City of Chichester is located approximately seven miles to the east providing multiple shopping outlets, internationally renowned theatre with golf, flying, horse and motor racing at nearby Goodwood.





50, Bramley Gardens, PO10 8AN

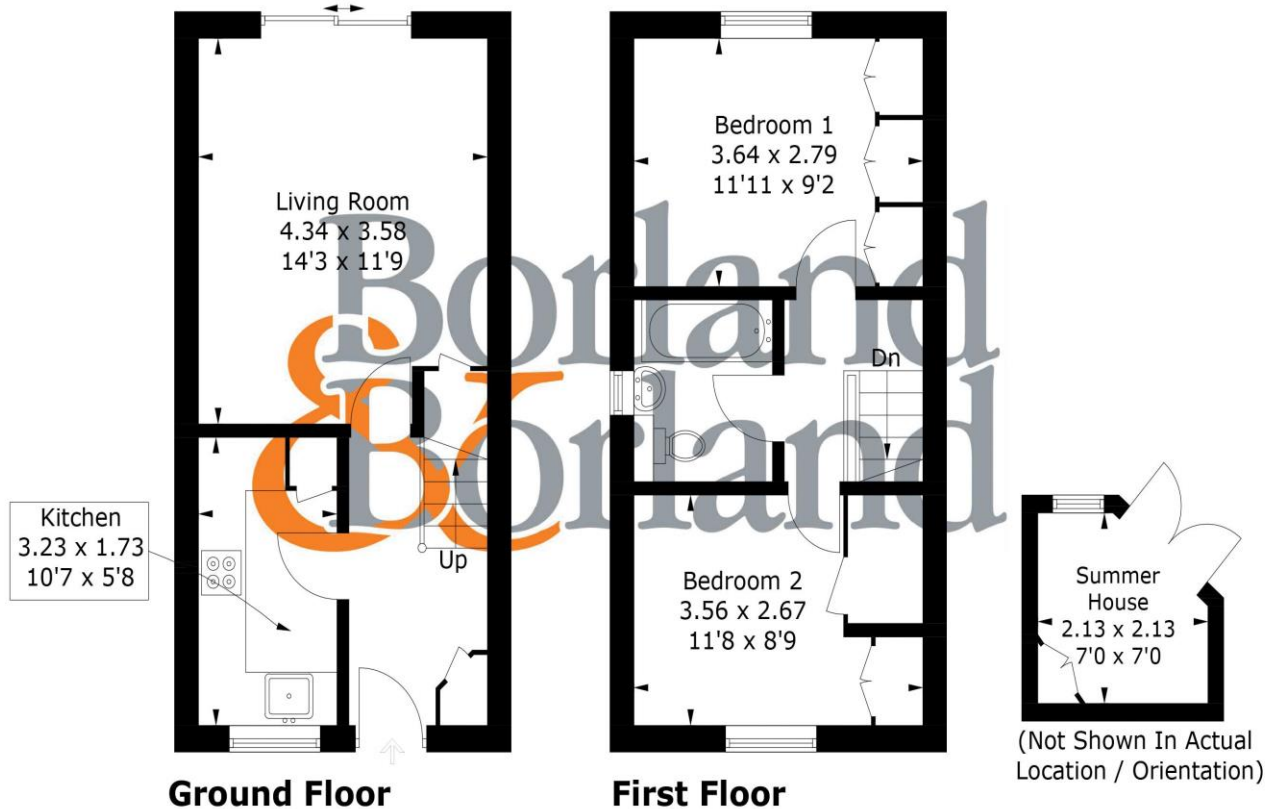
Approximate Gross Internal Area = 57 sq m / 613 sq ft

Summer House = 3.9 sq m / 42 sq ft

Total = 60.9 sq m / 655 sq ft



Directions



PRODUCED FOR BORLAND & BORLAND ESTATE AGENTS

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1312107)

‘IMPORTANT NOTICE Borland & Borland gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information with the particulars by inspection or otherwise. 3. Borland & Borland does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Borland & Borland does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and Borland & Borland will try to have the information checked for you.

9a High Street, Emsworth, Hampshire PO10 7AQ

Tel: 01243 377655

property@borlandandborland.co.uk

www.borlandandborland.co.uk

rightmove

