



# Redtiles, 3, Orchard Lane, Emsworth PO10 8BH



NO FORWARD CHAIN.... SUBSTANTIAL DETACHED BUNGALOW, WITH SEPERATE ANNEXE... WALKING DISTANCE TO EMSWORTH CENTRE AND THE FORESHORE... This light, bright Bungalow has Five bedrooms, or by closing and locking a door between bedroom Four and the adjoining hallway can provide separate living/sleeping accommodation, which would be ideal for families with older children living/working from home or multi-generational families. A short walk to Emsworth town center with it's shops, pubs, restaurant's and more.

The accommodation comprises: Porch, Entrance Hall, double aspect Sitting Room, family Bathroom, Bedroom One, Bedroom Two, Bedroom Three, Bedroom Four, Kitchen/breakfast room, Conservatory opening out to the south-facing private enclosed rear Garden. The Garage has been converted by the current owners to provide a separate annexe with its own front and back door. On the ground floor is a reception room/ Bedroom and to the first floor is a Kitchenette, Sitting Room area through to the Bedroom and Bathroom. Externally the property has a driveway for multiple cars and benefits from a South-facing private enclosed rear garden, mainly laid to lawn and patio area.

- SUBSTANSIAL DETACHED HOME
- VERSATILE ACCOMMODATION
- ANNEXE POTENTIAL
- FOUR/FIVE BEDROOMS
- TWO BATHROOMS
- SOUTH FACING REAR GARDEN
- OFF ROAD PARKING
- NO FORWARD CHAIN

Asking Price  
£695,000  
Freehold





# ACCOMMODATION

## Bungalow:

- Porch
- Entrance Hall
- Sitting Room
- Bedroom One
- Bedroom Two
- Bedroom Three
- Bedroom Four
- Bathroom
- Kitchen/Breakfast Room
- Conservatory



## Annexe:

- Reception Room

## First Floor:

- Sitting Room
- Bedroom
- Kitchenette
- Bathroom

## External:

- Driveway for multiple cars
- South-facing private enclosed rear garden

EPC:C

Council Tax:D

PLEASE NOTE: Borland & Borland are required under the estate agents Act of 1979 and the provision of information regulations 1991, to point out that the client we are acting for on the sale of this property is a connected person as defined by the Act.





## LOCATION

Emsworth is situated on the upper reaches of Chichester Harbour, A National Landscape (formerly AONB), which sits on the West Sussex Hampshire border with easy access to open countryside and 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 at Emsworth or Havant train stations. 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 the nearby Goodwood Estate.

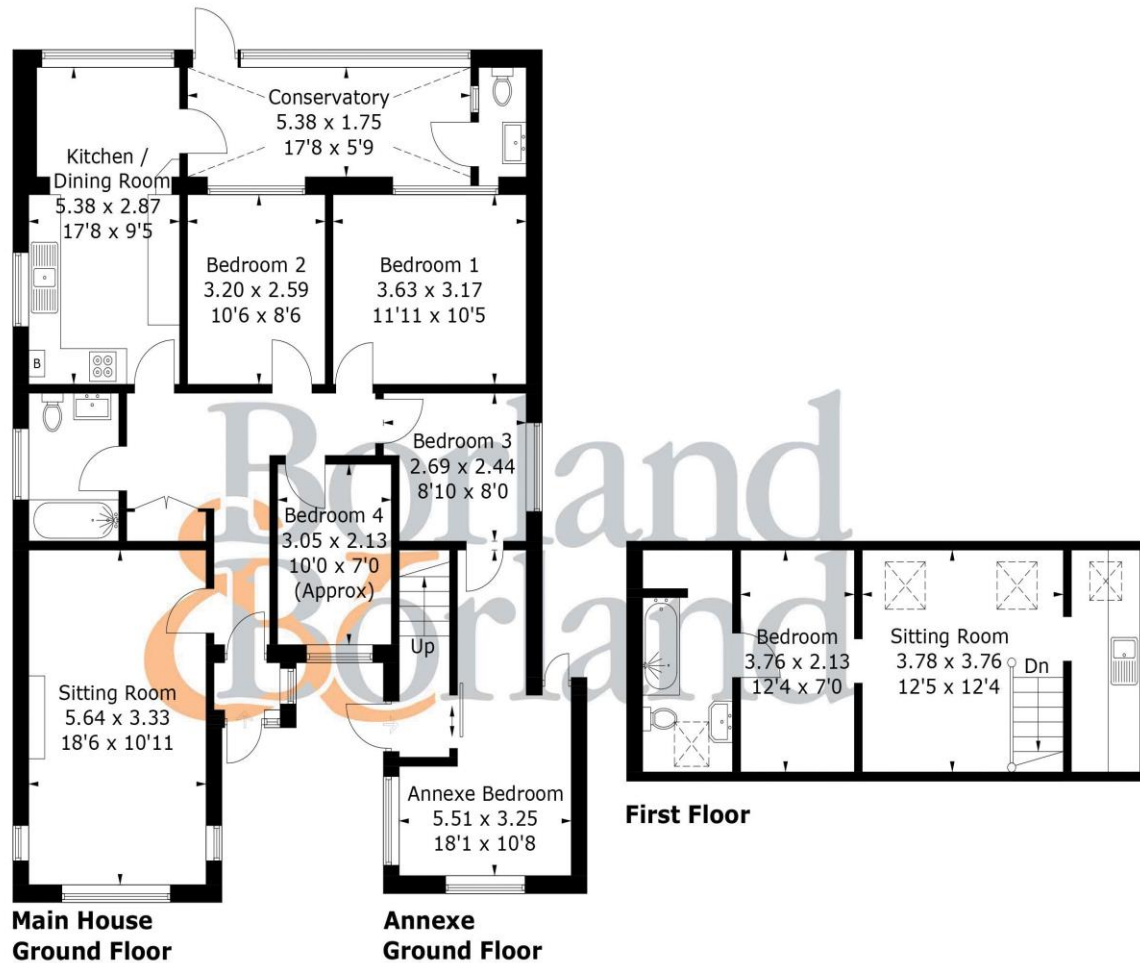
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Approximate Gross Internal Area = 102.5 sq m / 1103 sq ft  
 Annexe = 51.2 sq m / 551 sq ft  
 Total = 153.7 sq m / 1654 sq ft



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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. (ID1211181)

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