



# 5 Spring Gardens, Emsworth, Hampshire PO10 7AU



NO FORWARD CHAIN... Charming cottage having well presented and comfortable accommodation. Located in a PRIME POSITION in the heart of Emsworth town centre and conservation area. Sympathetically improved by the current owner whilst retaining the property's character and charm.

The accommodation comprises of: Sitting/Dining Room with log burner. Kitchen fitted with new kitchen and feature vaulted ceiling. To the first floor are two double bedrooms and family bathroom. Staircase leading to occasional room. The property has off road parking and is approached over its own courtyard style front garden with an apple and cherry tree. To the rear the walled courtyard is securely enclosed and has pedestrian access.

- PRIME LOCATION
- COMFORTABLE SPACIOUS SITTING/DINING ROOM WITH WOOD BURNER
- DELIGHTFUL KITCHEN
- 2 DOUBLE BEDROOMS WITH OCCASIONAL LOFT ROOM
- IMMACULATELY PRESENTED THROUGHOUT
- COURTYARD GARDENS TO FRONT & REAR
- OFF ROAD PARKING
- NO FORWARD CHAIN

Asking Price  
£499,995  
Freehold





# ACCOMMODATION

## Ground Floor:

- Sitting/Dining Room
- Kitchen

## First Floor:

- Bedroom One
- Bedroom Two
- Bathroom

## Second Floor:

- Occasional Room

## Exterior:

- Front Courtyard Garden
- Enclosed rear garden

EPC: D

Council Tax: C





## LOCATION

Emsworth is located on the upper reaches of Chichester Harbour, designated a National Landscape (formerly An Area of Outstanding Natural Beauty). The property is within a short stroll of Emsworth shops, cafés, doctor/dentist surgeries and bus service.

It has a thriving community with the added advantage of the South Downs National Park to the north and the Cathedral City of Chichester to the east. Chichester is renowned for its Festival Theatre and Goodwood events.

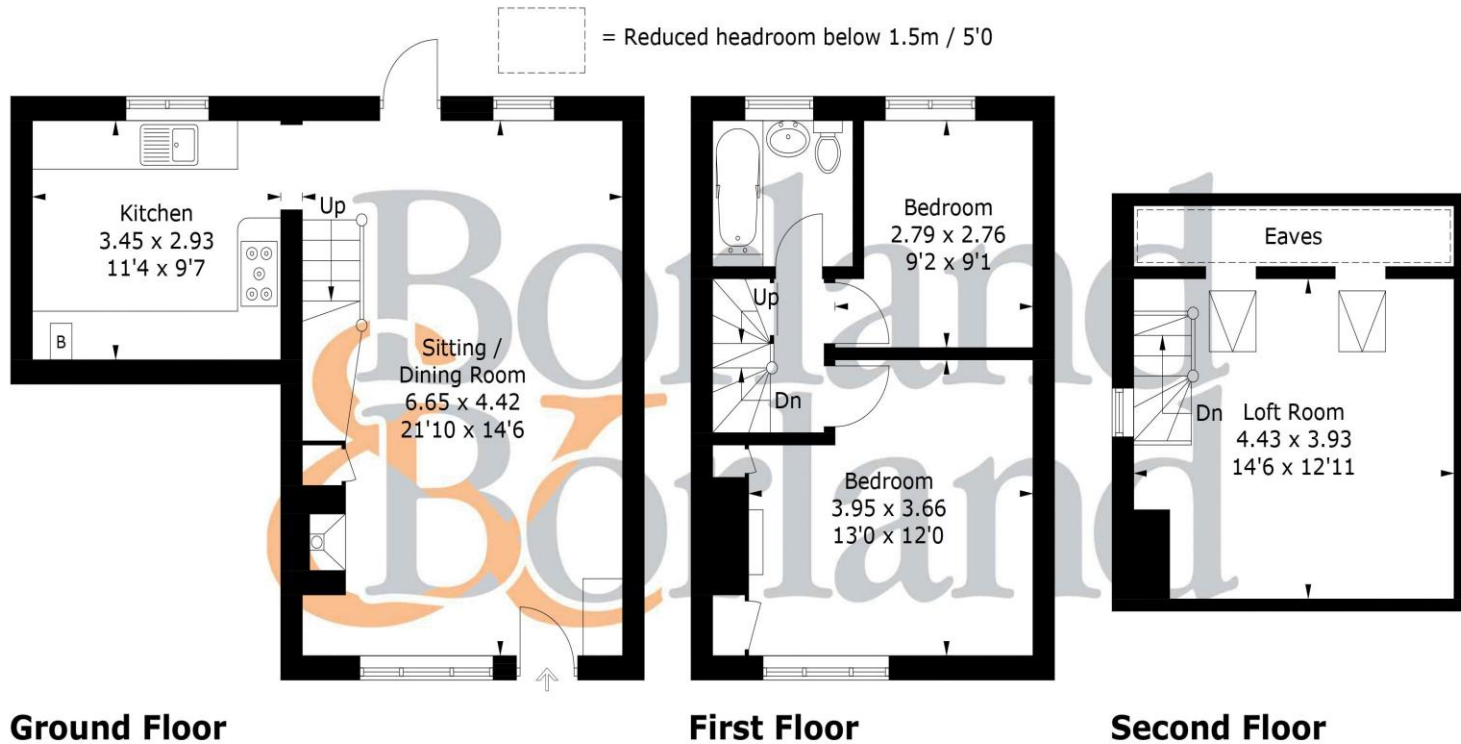
Easy access is afforded to London via the A3 and mainline railway station at Havant.





## 5, Spring Gardens, PO10 7BX

Approximate Gross Internal Area = 87.6 sq m / 943 sq ft  
(Excluding Eaves)



### Directions

SAT NAV: PO10 7AU

What3words: ///appeal.acute.amuse

### 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. (ID1148311)

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