

Borland & Borland
Independent Estate Agent

85 Brook Gardens, Emsworth

Hampshire, PO10 7LA

85 Brook Gardens, Emsworth,

Hampshire PO10 7LA

NO FORWARD CHAIN... Backing directly onto open farmland and just a short stroll from the picturesque Emsworth Foreshore, is this two-bedroom Terraced home, ideal for first time buyers or downsizers alike.
Located in the sought-after south-west corner of Emsworth, the property offers well-proportioned accommodation including a sitting room, dining area with doors to the garden, fitted kitchen, two bedrooms and a family bathroom. A standout feature is the rear garden, which enjoys far-reaching views across open countryside, further benefits include off-road parking and an integral garage.
Ideally positioned for waterside walks, sailing facilities, independent shops and cafés, this is an excellent opportunity to enjoy the very best of Emsworth's coastal lifestyle.

- SOUTH WEST CORNER OF EMSWORTH
- TWO BEDROOMS
- CONSERVATORY
- SOUTH-WEST FACING GARDEN
- OFF ROAD PARKING & GARAGE
- VIEWS OVER OPEN LAND TO THE REAR
- SHORT WALK TO THE FORSHORE
- NO FORWARD CHAIN

Asking Price
£320,000
Freehold




Panasonic

ACCOMMODATION

Ground Floor:

- Entrance
- Kitchen
- Sitting Room
- Conservatory currently used as a Dining Room

First Floor:

- Bedroom One
- Bedroom Two
- Bathroom

Exterior:

- Garage
- Off road parking
- West facing rear garden with views

EPC: C
Council Tax: C








LINDO
Hotpoint

LOCATION

Emsworth is situated on the upper reaches of Chichester Harbour, an Area of Outstanding Natural Beauty. Considered one of the best locations of the south coast for sailing and walking.

The town of Emsworth has an attractive range of local sights, amenities, sailing clubs, boat yards, restaurants and is within easy travelling distance of the historic, Cathedral City of Chichester, renowned for it Festival Theatre. Mainline railway station to London & south coast at nearby Havant.



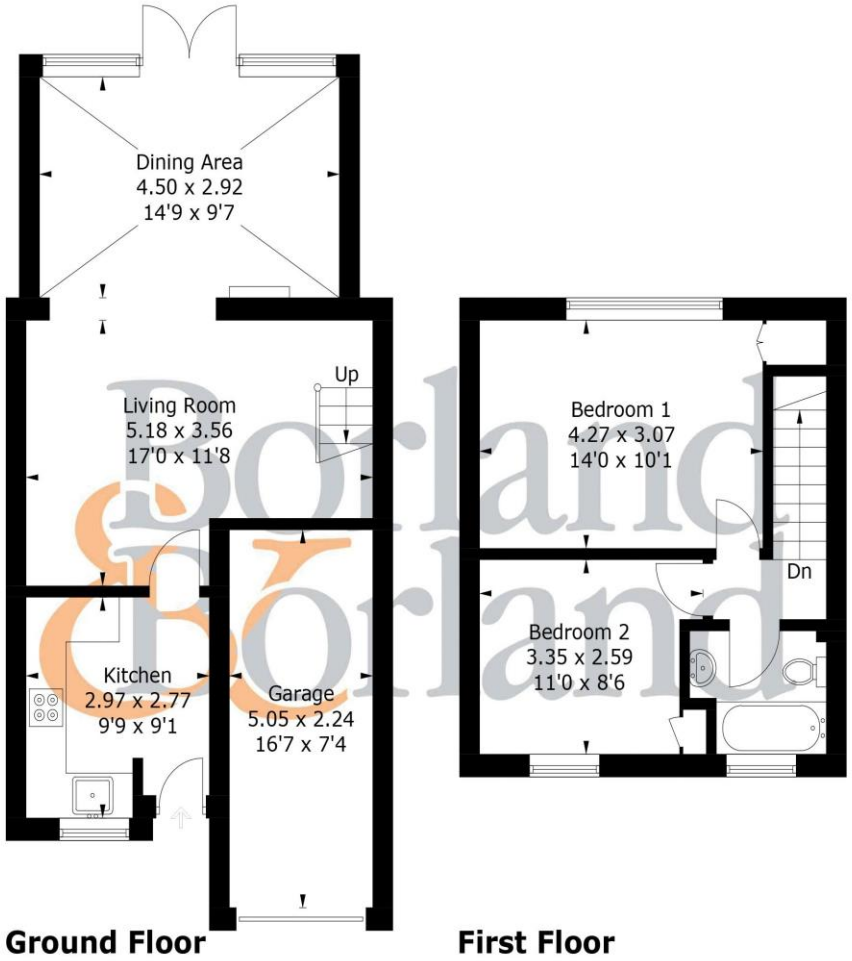






85, Brook Gardens, PO10 7LA

Approximate Gross Internal Area = 69.5 sq m / 748 sq ft
Garage = 10.8 sq m / 116 sq ft
Total = 80.3 sq m / 864 sq ft



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. (ID1321876)





Directions

SAT NAV: PO10 7LA

9a High Street, Emsworth, Hampshire PO10 7AQ
Tel: 01243 377655
property@borlandandborland.co.uk
www.borlandandborland.co.uk

'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.