



NO FORWARD CHAIN- PRIME CENTRAL EMSWORTH LOCATION for this delightful Two Bedroom, terraced home, in Emsworth's conservation area. The property is conveniently located within easy walking distance to Emsworth square with its range of shops, restaurant's, cafes, church, dentist and chemist. The quayside is a short distance away offering harbour walks and a public slipway for those wishing to launch a dinghy.

The accommodation comprises: Entrance Hall, Kitchen, Sitting/Dining Room with doors opening onto the privately enclosed, sunny courtyard. Upstairs are Two Bedrooms, with plenty of storage, Bathroom, and the landing which the current owner has made good use as an office area. Others benefits include a Garage, double glazing and gas central heating.

- PRIME LOCATION- CENTRAL EMSWORTH
- TWO BEDROOM HOUSE
- WELL PRESENTED
- GAS CENTRAL HEATING & DOUBLE GLAZING
- PLENTY OF STORAGE
- SUNNY COURTYARD GARDEN
- GARAGE
- STONES THROW FROM SHOPS, CAFES, RESTAURANTS
- NO FORWARD CHAIN

Asking Price
£415,000
Freehold





ACCOMMODATION

Ground Floor:

- Entrance Hall
- Under stairs cupboard
- Kitchen
- Sitting/Dining Room



First Floor:

- Bedroom One, with fitted wardrobes and over bed storage
- Bedroom Two with over bed storage and cupboard
- Bathroom
- Loft access on landing



External:

- Private enclosed courtyard garden
- Garage

EPC: C

Council Tax: D



LOCATION

Emsworth is located on the upper reaches of Chichester Harbour, an Area of Outstanding Natural Beauty. The property is within a short stroll of Emsworth shops, cafe's, 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.

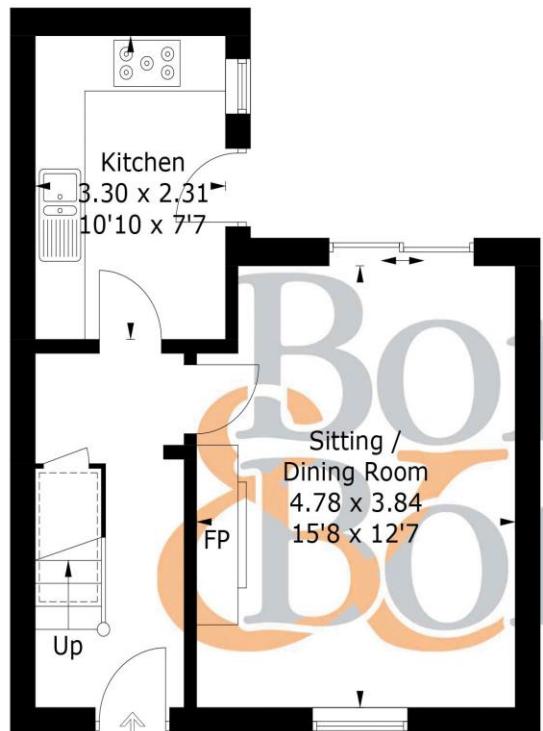
Chichester is renowned for its Festival Theatre and Goodwood events. Easy access is afforded to London via the A3 and mainline railway station at Havant.



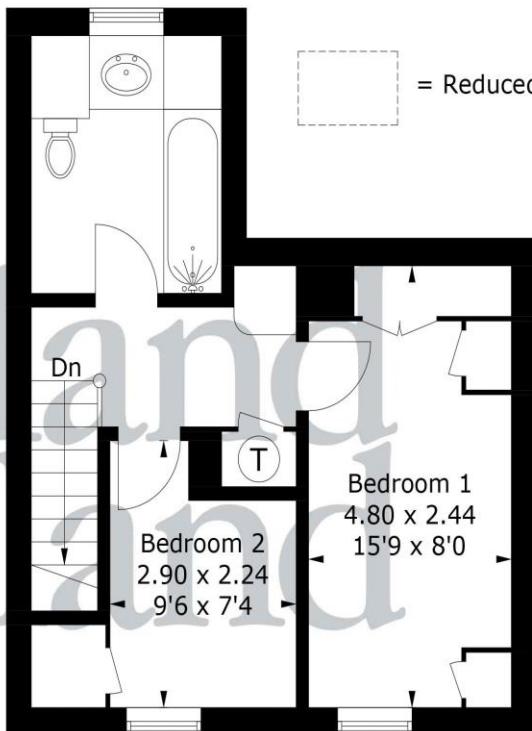


2, Frankland Terrace, PO10 7BA

Approximate Gross Internal Area = 67.7 sq m / 729 sq ft
 Garage = 12.5 sq m / 131 sq ft
 Total = 80.2 sq m / 860 sq ft



Ground Floor



First Floor

(Not Shown In Actual Location / Orientation)

= Reduced headroom below 1.5m / 5'0



Directions
 SAT NAV: PO10 7BA

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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.
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