



# 20 Pelham Terrace, Emsworth, PO10 7JB



NO FORWARD CHAIN... PRIME CENTRAL EMSWORTH LOCATION WITH OFF ROAD PARKING & GARAGE...

A delightful, Terraced house in the heart of Emsworth's Conservation Area, situated on this much requested development. It is an easy walk to the variety of independent shops & cafés, as well as sailing clubs, which Emsworth has to offer. This Three Bedroom property offers comfortable living and attractive accommodation and has a pretty, walled courtyard Garden with access to the Garage and parking.

Accommodation comprises: Entrance Porch, Cloakroom, Sitting Room, Dining Room, Kitchen, One the first floor are Three Bedrooms and a Shower Room. The property benefits from an insulated boarded loft for extra storage and gas central heating.

- PRIME CENTRAL EMSWORTH LOCATION
- THREE BEDROOMS
- SITTING ROOM WITH SEPARATE DINING AREA
- DOWNSTAIRS CLOAKROOM
- PRETTY COURTYARD GARDEN
- GARAGE & PARKING
- NO FORWARD CHAIN
- GAS CENTRAL HEATING

Asking Price  
£465,000  
Freehold





## ACCOMMODATION

### Ground Floor:

- Entrance Porch
- Cloakroom
- Sitting Room
- Dining Room
- Kitchen

### First Floor:

- Bedroom One
- Bedroom Two
- Bedroom Three
- Shower Room

### External:

- Gated front courtyard
- Private enclosed rear Garden
- Garage & Parking space

EPC: C

Council Tax: E





## LOCATION

Located within the centre of Emsworth offering a range of shops, cafés/restaurants, post office, public houses, doctors and dental surgery and other amenities. Emsworth mill pond and harbour is within a short stroll of the property.

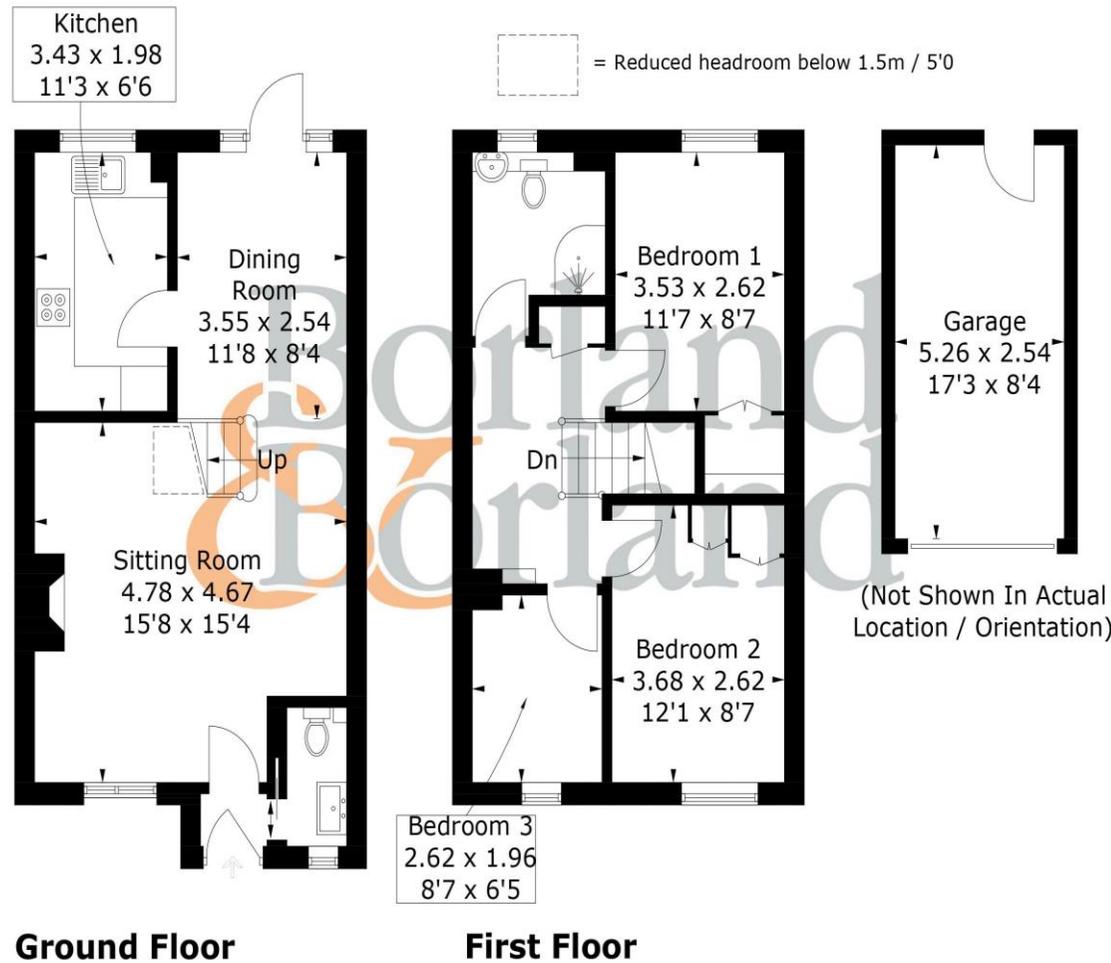
Emsworth is located on the upper reaches of Chichester Harbour, a National Landscape (formerly AONB) and has a thriving community and the added advantage of the South Downs National Park just to the north and the Cathedral City of Chichester to the east. Easy access is afforded to London via the A3 and mainline railway station at Havant. Emsworth also has a railway station with a line to Gatwick and London Victoria.





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Approximate Gross Internal Area = 81.1 sq m / 873 sq ft  
 Garage = 13.4 sq m / 144 sq ft  
 Total = 94.5 sq m / 1017 sq ft



**Directions**  
 SAT NAV

PO10 7JB

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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. (ID1280815)

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