

Borland & Borland
Independent Estate Agent

47 Victoria Road, Emsworth

PO10 7NJ

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A spacious and well-presented detached bungalow situated in a convenient and sought-after residential location, offered with no forward chain.
This attractive property provides versatile single-storey accommodation comprising a welcoming entrance hall, a generously proportioned sitting room, and a spacious fitted kitchen, A conservatory overlooks and provides access to the rear garden. There are two well-proportioned double bedrooms situated to the front of the property, together with a shower room. Outside, the property enjoys a mature and established rear garden, attractively landscaped with a variety of shrubs, borders and trees, offering a high degree of privacy. The garden provides excellent space for keen gardeners and outdoor entertaining. A detached garage offers useful storage and workshop potential.
Victoria Road is conveniently positioned for local amenities, transport links and the amenities of Emsworth town centre, making this an excellent opportunity for downsizers, retirees or those seeking easy single-storey living.

- Detached Bungalow
- Two double bedrooms
- Spacious Living room
- Conservatory
- Good sized Garden
- Garage
- Close to Emsworth amenities and transport links
- No forward chain

Asking Price
£395,000
Freehold





ACCOMMODATION

- Entrance Hall
- Spacious Sitting Room
- Fitted Kitchen
- Conservatory overlooking the Rear Garden
- Two Double Bedrooms
- Shower Room
- Detached Garage
- Mature and Private Rear Garden

EPC: D
Council Tax: C









LOCATION

Emsworth is situated within the upper reaches of Chichester Harbour, an Area of Outstanding Natural Beauty, renowned for its recreational sailing and attractive waterside setting.

The town has a thriving centre with a wide selection of independent shops, cafés, restaurants and local amenities, along with a strong sense of community.
The town also benefits from a railway station, providing convenient connections along the south coast, while the surrounding area offers many opportunities for walking, cycling and enjoying the harbour.

To the north lies the South Downs National Park, while to the east is the Cathedral City of Chichester, renowned for its Festival Theatre, excellent shopping and the internationally recognised events held at Goodwood.



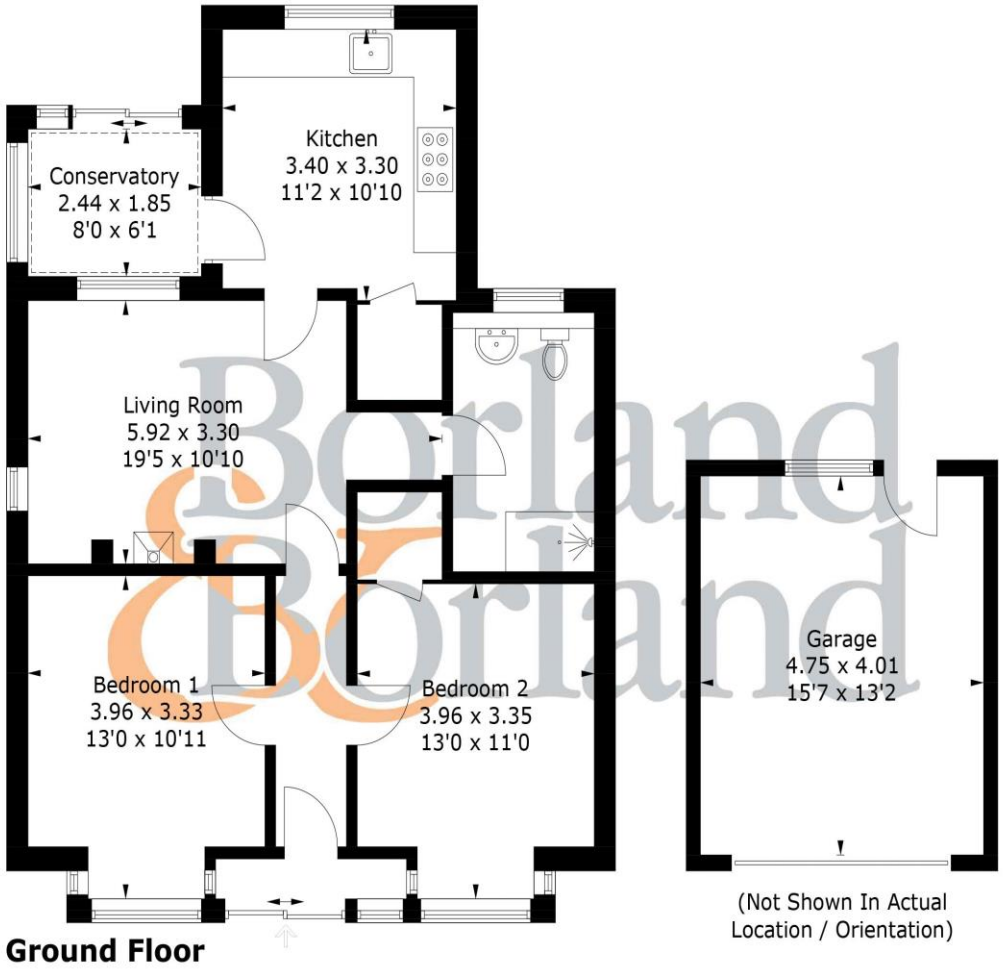






47, Victoria Road, PO10 7NU

Approximate Gross Internal Area = 76.2 sq m / 820 sq ft
Garage = 19.0 sq m / 204 sq ft
Total = 95.2 sq m / 1024 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. (ID1346569)





Directions
SAT NAV: PO10 7NJ

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