



**Borland
& Borland**
Independent Estate Agent

503 Southleigh Road, Emsworth
PO10 7TF

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CHARACTER FLINT COTTAGE..... Charming, Victorian Flint Cottage, which has been thoughtfully extended and has a Separate Annexe to the rear. Semi-detached, Two/Three Bedrooms and with versatile accommodation, this home is beautifully presented and fully modernised, whilst retaining its character and charm. The open plan Kitchen/Dining/Sitting Room has patio doors opening out to the well maintained, mature rear garden, and there is a further Study/Reception Room. On the first floor are Two Bedrooms and Family Bathroom, with a Third Bedroom in the Annexe.

The property benefits from the Separate Annexe at the bottom of the rear garden, with a Bedroom/Sitting Room & Shower Room - this has potential for Air B&B, or can be used for Guests, Gym or Home Office purposes.

There is Driveway/Parking to the front of the property, and side access to the private enclosed, mature Rear Garden.

- SEMI-DETACHED, VICTORIAN FLINT COTTAGE
- BEAUTIFULLY PRESENTED THROUGHOUT
- TWO/THREE BEDROOMS (INCL ANNEXE)
- OPEN PLAN KITCHEN/ SITTING/DINING ROOM
- SEPARATE ANNEXE WITH SHOWER ie. GUESTROOM/ GYM/ HOME OFFICE
- DRIVEWAY/PARKING
- ENCLOSED REAR GARDEN

Asking Price
£540,000
Freehold





ACCOMMODATION

Ground Floor:

- Hall
- Study/Reception Room, with wood burner
- Cloakroom
- Open Plan Dining Room/ Kitchen/ Sitting Room with patio doors
- Utility Room

First Floor:

- Bedroom 1 with fireplace & built-in cupboard
- Bedroom 2 with fireplace & built-in cupboard
- Family Bathroom

Annexe:

- Separate Annexe at end of garden
- Bedroom 3/Guest Room & Shower Room

Exterior:

- Front Lawn
- Front Driveway/Parking
- Annexe & Store
- Enclosed Rear Garden, lawned with shrub borders

EPC: E

Council Tax: D





LOCATION

This property is located on Southleigh Road and conveniently placed for nearby local Co-op, recreation ground and school. The village of Westbourne with its variety of local amenities incl post office, pharmacy is also nearby.

To the south lies the harbour side village of Emsworth with its foreshore & sailing clubs, and offering a good choice of local shops, doctor/dentist surgeries and cafés/restaurants.

The Cathedral City of Chichester and Goodwood Estate are located to the east, with attractions at the nearby Goodwood Estate including golf, flying, horse & motor racing events.

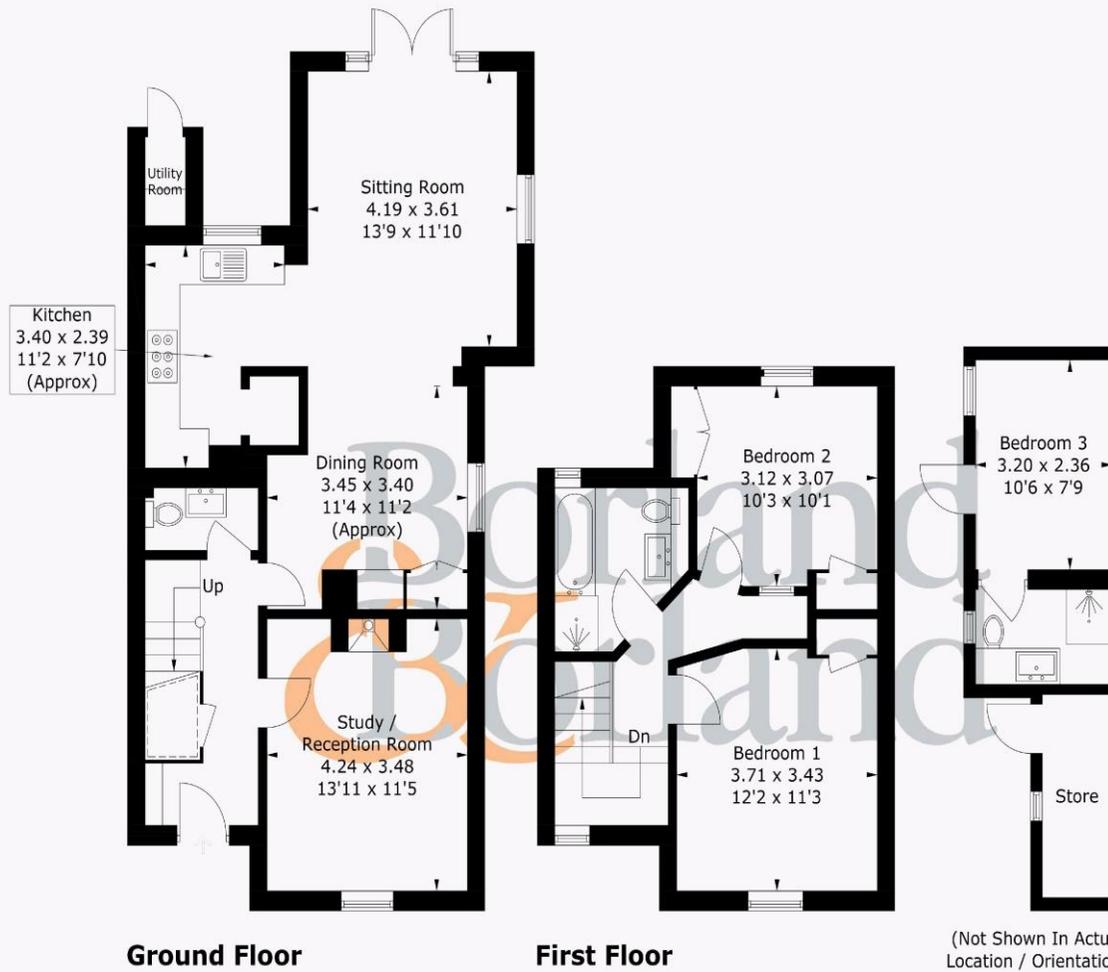
Nearby Havant provides a direct mainline rail link to London (Waterloo) & the south coast, and easy access is afforded to the A3 & M27.





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Approximate Gross Internal Area = 101.3 sq m / 1090 sq ft
Outbuildings = 16.3 sq m / 175 sq ft
Total = 117.6 sq m / 1265 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. (ID1162979)



Directions

SatNav: PO10 7TF

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