



# 6 Frobisher Gardens, Emsworth, PO10 7AS



PRIME LOCATION, SPACIOUS TOWNHOUSE IN CENTRAL EMSWORTH \*\*\*NO FORWARD CHAIN\*\*\* ....This Attractive Three/Four Bedroom Townhouse property is tucked in a quiet cul-de-sac development in the centre of town and is a stone's throw from the cafés, restaurants, sailing club/slipway & independent shops that the picturesque Harbour Town of Emsworth has to offer. It offers spacious and versatile accommodation over Three Floors; unlike other properties in this development the 2nd Floor head height has not been compromised, so you benefit from high-ceilings, space and light throughout this attractive home.

The accommodation comprises: Entrance Hall, spacious Shower Room, ground floor Bedroom overlooking the pretty, private Courtyard Garden, a further Bedroom/Study with a door out to the Courtyard. On the first floor is the Kitchen & large Sitting/Dinning Room, with views over the well kept Communal Garden. The second floor boasts a further Two Bedrooms, one with Ensuite Shower, and a further Bathroom. The property also benefits from having a large solar PV array with generous FiT tariff and iBoost solar immersion divert. Externally there is a Garage with power, a Driveway and a private Enclosed Rear Courtyard Garden, which leads onto Communal Garden for the exclusive use of the residents of this development. NB: There is a communal area for which there is an annual charge, details on request.

- PRIME CENTRAL EMSWORTH LOCATION
- THREE/FOUR BEDROOM TOWNHOUSE
- VERSATILE ACCOMODATION
- MASTER BEDROOM WITH ENSUITE
- SOLAR PV PANELS (ALSO GENERATES AN INCOME) & GAS CENTRAL HEATING
- PRIVATE COURTYARD GARDEN & COMMUNAL GROUNDS
- GARAGE & DRIVEWAY PARKING
- NO FORWARD CHAIN

Asking Price  
£550,000  
Freehold





# ACCOMMODATION

## Ground Floor:

- Entrance Hall
- Shower Room
- Bedroom Two
- Bedroom Four/Study

## First Floor:

- Kitchen
- Sitting/Dining Room

## Second Floor:

- Bedroom One with Ensuite Shower Room
- Bedroom Three
- Bathroom
- Landing with storage

## External:

- Garage
- Driveway
- Private enclosed Courtyard Garden
- Communal Garden

EPC:C

Council Tax Band:F





## LOCATION

The property's location is within a short stroll of Emsworth's shops, post office, cafés, restaurants, doctor/dentist surgeries and bus service. It is moments from the Mill Pond and harbour foreshore, with its coastal walks & views. Emsworth also has two Sailing Clubs for those who enjoy waterside pursuits.

Emsworth is located on the upper reaches of Chichester Harbour, an Area of Outstanding Natural Beauty. 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.

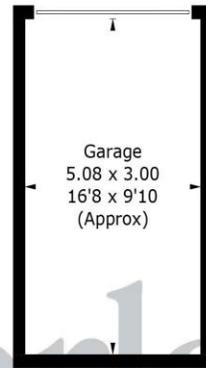
There are excellent road and transport links with easy access to Brighton, Chichester, Portsmouth ferries & London via the A27 & A3, and via train stations at Emsworth & nearby Havant. NB: There is a communal area for which there is an annual charge, details on request.





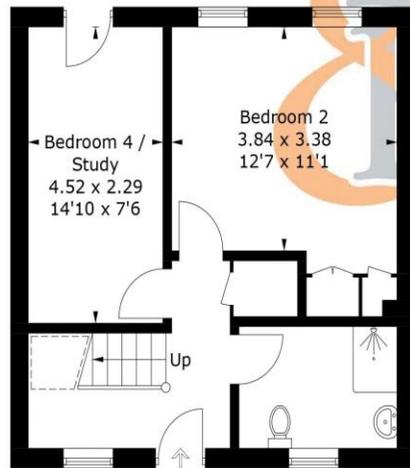
## 6, Frobisher Gardens, PO10 7AS

Approximate Gross Internal Area = 121.2 sq m / 1304 sq ft  
 Garage = 15.3 sq m / 165 sq ft  
 Total = 136.5 sq m / 1469 sq ft

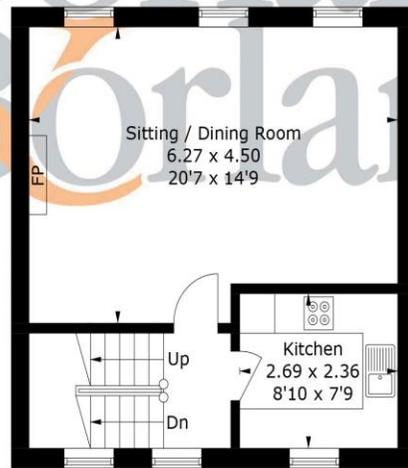


(Not Shown In Actual Location / Orientation)

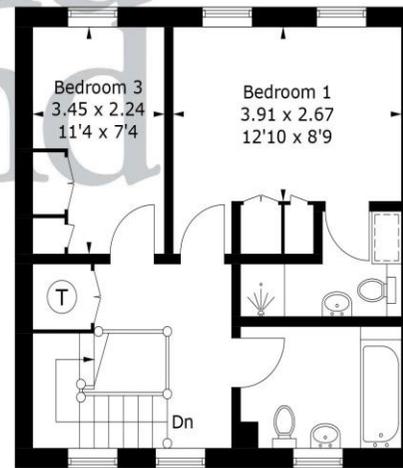
= Reduced head height below 1.5m



**Ground Floor**



**First Floor**



**Second Floor**

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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. (ID1222174)



### Directions

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