



8 School Lane, Emsworth, PO10 7ED



OFFERED WITH NO FORWARD CHAIN.... Located in the centre of Emsworth, this spacious Semi-Detached home is just moments from Emsworth Mill Pond. Situated in the heart of Emsworth's Conservation Area, within 100 yards of Emsworth Town Square making this is an ideal location for those wishing to benefit from a short walk to the local shops, restaurants, pubs and sailing clubs.

The Property has been thoughtfully configured to allow flexible use of the accommodation. The property is approached over its own driveway, offering off road parking in the centre of the town. On the ground floor there is a Bedroom, Cloakroom, Kitchen overlooking the rear courtyard and a Reception/Dining Room. Upstairs there is a generous Sitting Room with access on to a spacious roof terrace with view towards the mill pond, Principal Bedroom and Bathroom. The property benefits from Gas central heating & Double Glazing. There is an enclosed, low maintenance Courtyard Garden with pedestrian access.

- PRIME CENTRAL EMSWORTH LOCATION
- TWO DOUBLE BEDROOMS
- SITTING ROOM WITH ROOF TERRACE
- DOWNSTAIRS CLOAKROOM
- GAS CENTRAL HEATING
- COURTYARD GARDEN
- OFF ROAD PARKING
- STONES THROW FROM EMSWORTH MILLPOND

Asking Price
£485,000
Freehold





ACCOMMODATION

Ground Floor:

- Entrance Hall
- Cloakroom
- Kitchen
- Dining Room
- Bedroom Two

First Floor:

- Sitting Room opening onto the Roof Terrace
- Shower Room
- Bedroom One with built in cupboards

External:

- Driveway
- Courtyard Garden

NB: The underside of the roof has been treated with Spray Foam Insulation.

EPC: D

Council Tax: D





LOCATION

Within a few minutes walk of the High Street with an array of excellent shops and services including an independent greengrocer, butcher, fishmonger, a convenience store, post office, library, doctor and dental surgeries.

Situated on Chichester Harbour, Emsworth is charming and picturesque offering residents a large choice of restaurants and cafes and a strong community spirit. Activities include all sorts of water sports, two sailing clubs and plenty of walks in this beautiful location and beyond onto the South Downs National Park.

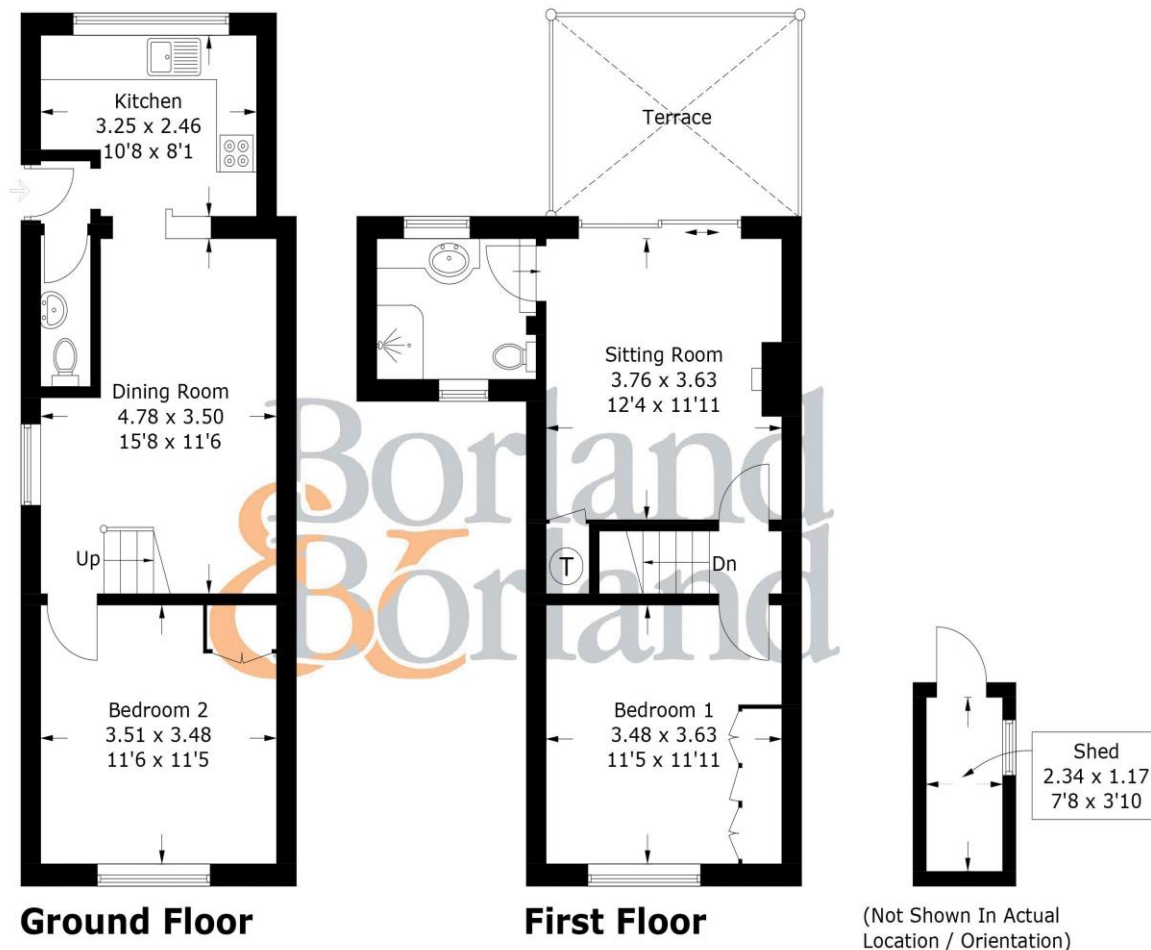
There are excellent road and rail links with easy access to London, Portsmouth, Chichester and Brighton.





8, School Lane, PO10 7ED

Approximate Gross Internal Area = 74.2 sq m / 799 sq ft
 Outbuilding = 2.7 sq m / 29 sq ft
 Total = 76.9 sq m / 828 sq ft



PRODUCED FOR BORLAND & BORLAND ESTATE AGENTS

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. (ID1233704)

‘IMPORTANT NOTICE Borland & Borland gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information with the particulars by inspection or otherwise. 3. Borland & Borland does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Borland & Borland does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and Borland & Borland will try to have the information checked for you.



Directions

SAT NAV: PO10 7ED

9a High Street, Emsworth, Hampshire PO10 7AQ

Tel: 01243 377655

property@borlandandborland.co.uk

www.borlandandborland.co.uk

rightmove

naea | propertymark
 PROTECTED