



3 Thorney Road, Emsworth,
PO10 8BL



NO FORWARD CHAIN... BEAUTIFULLY PRESENTED... A chance to acquire a charming former coast guard cottage, which has been fully modernised and extended by the current owner to a very high standard. Benefitting from an east west aspect and situated in this much requested semi rural location with views over grazing land and towards Emsworth Marina. Accommodation comprises: Open plan Sitting/Dining/kitchen with doors opening onto the low maintenance east facing Garden, downstairs Cloakroom. On the first floor the cottage has been extended to provide Two Bedrooms and a Shower room.

- BEAUTIFULLY PRESENTED
- EXTENDED TWO BEDROOM COTTAGE
- OPEN PLAN LIVING/DINING/KITCHEN
- DOWNSTAIRS CLOAKROOM
- FULLY MODERNISED
- FRONT AND REAR GARDENS
- CLOSE TO THE MARINA
- NO FORWARD CHAIN

Asking Price
£395,000
Freehold





ACCOMMODATION

Ground Floor:

- Open plan Sitting/Dining/Kitchen
- Cloakroom
- Storage Cupboard

First Floor:

- Bedroom One
- Bedroom Two
- Shower Room

External:

- Low maintenance East-facing rear Garden, with patio and gravel areas. There is pedestrian access to the rear Garden over neighbouring properties.

EPC: D

Council Tax Band: B





LOCATION

Ideally placed a short distance from Emsworth Marina, harbour foreshore and within half a mile of Emsworth town centre which offers a good range of local shops, public houses, restaurants and two sailing clubs.

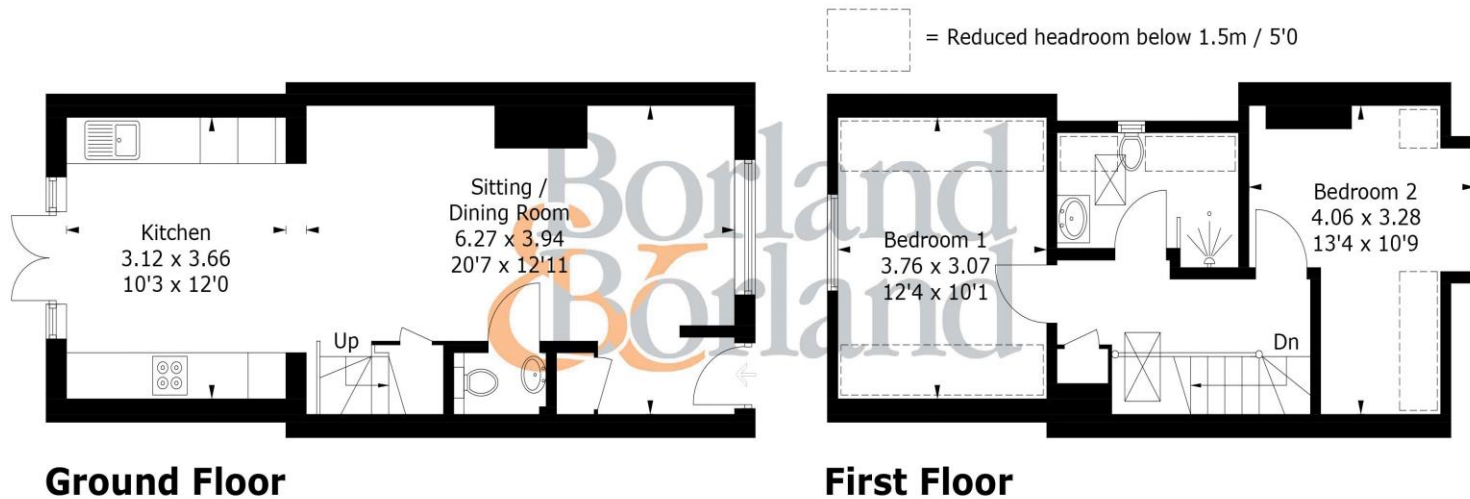
Approximately a quarter of a mile to the south lies Chichester Harbour, an Area of Outstanding Natural Beauty, ideal for those who enjoy waterside pursuits and walking. Viewing essential to appreciate this charming cottage, which is being offered with no forward chain.





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Approximate Gross Internal Area = 71.8 sq m / 773 sq ft



Directions

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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. (ID1292547)

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9a High Street, Emsworth, Hampshire PO10 7AQ

Tel: 01243 377655

property@borlandandborland.co.uk

www.borlandandborland.co.uk

