Borland & Borland
Independent Estate Agent

2 Redlands Cottages, Redlands Lane

Emsworth, PO10 7SN

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NO FORWARD CHAIN**RARE OPPORTUNITY** to acquire a Semi-Detached Character Cottage, in a generous plot with good outside space. Whilst requiring full modernisation there is good potential to extend, subject to the usual permissions & consents, and transform this former estate workers' cottage into a family home with garden.

Situated in the popular Hampshire village of Emsworth, and within an easy walk of Westbourne village, the property offers accommodation over two floors with front & rear gardens and a garage. The Ground Floor accommodation consists of separate Sitting Room & Dining Room with large WC/Shower Room, Kitchen, Garden Room. On the First Floor there are Three Bedrooms.

- SEMI-DETACHED CHARACTER COTTAGE
- REQUIRING MODERNISATION
- SEPARATE SITTING ROOM & DINING ROOM
- THREE BEDROOMS
- GENEROUS PLOT - GOOD OUTSIDE SPACE
- FRONT & REAR GARDEN
- GARAGE & AMPLE PARKING
- NO FORWARD CHAIN

Asking Price
£360,000
Freehold

beko
beko

ACCOMMODATION

Ground Floor:

- Entrance Lobby
- Sitting Room
- Dining Room
- Kitchen
- WC & Shower
- Storeroom
- Garden Room

First Floor:

- Bedroom 1 with built-in cupboards
- Bedroom 2
- Bedroom 3

External:

- Front Garden with lawn & hedging
- Side Driveway to garage
- Rear Garden with lawn & borders
- Garage

EPC: D
Council Tax: C

LOCATION

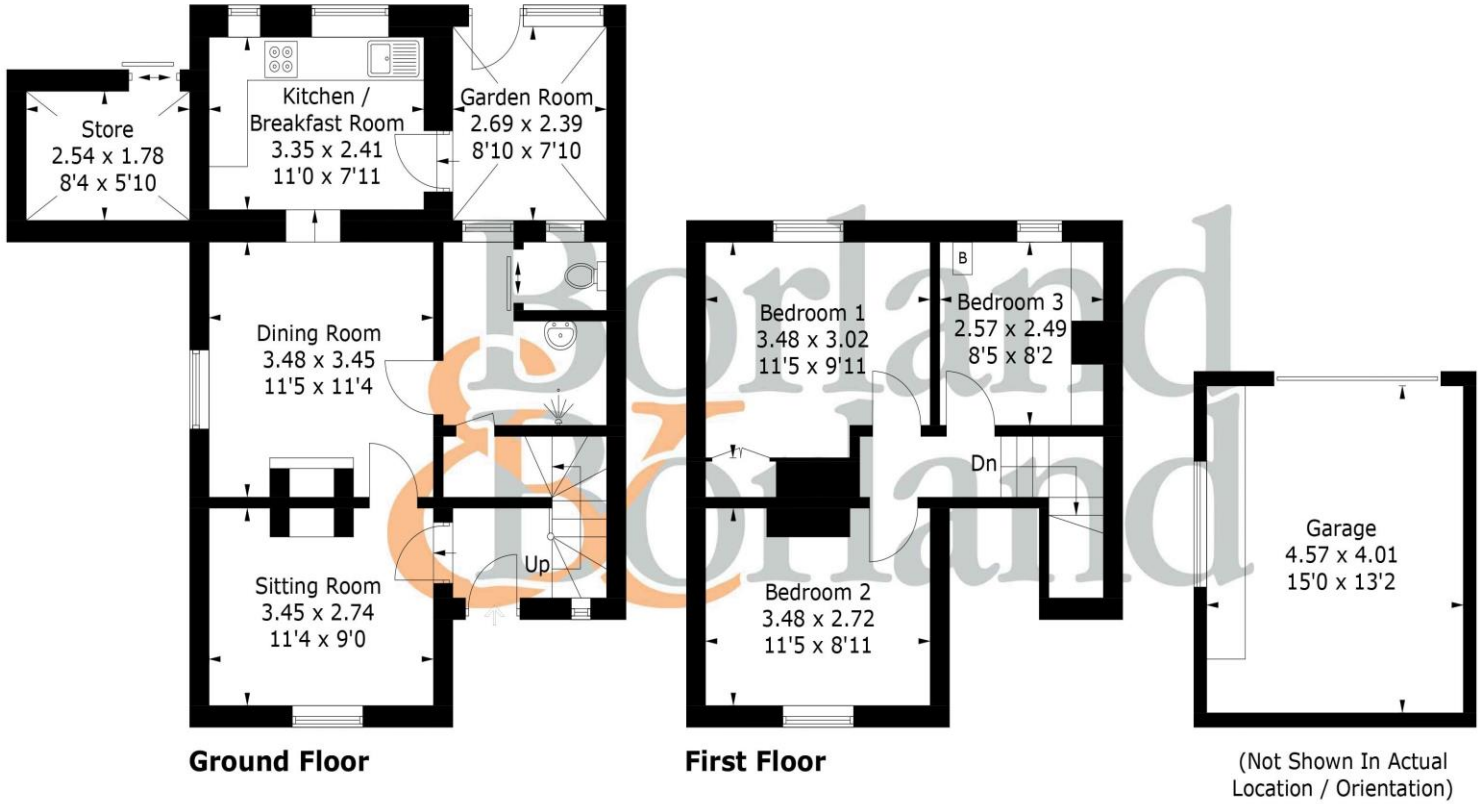
Located on the northern edge of Emsworth and conveniently placed for walks in Hollybank Woods and the South Downs National Park. Redlands Lane is situated within walking distance of the West Sussex village of Westbourne which offers a range of shops, Co-op with Post Office, doctors' surgery, pharmacy and a range of other amenities.

To the south, the harbour side town of Emsworth is located on the upper reaches of Chichester Harbour (A National Landscape, formerly AONB), and has a range of independent shops and amenities.

Easy access is afforded to the A3 & M27, and nearby Havant station provides direct mainline rail links to London (Waterloo) & the South Coast.

2 Redlands Cottages, Redlands Lane, PO107SN

Approximate Gross Internal Area = 87.6 sq m / 943 sq ft
Garage / Store = 22.9 sq m / 246 sq ft
Total = 110.5 sq m / 1189 sq ft



Directions
SatNav: PO10 7SN

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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. (ID1273526)

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