



Glenthorne, Thorney Road, Emsworth PO10 8BN



NO FORWARD CHAIN.... Three Bedroom semi-detached home, offered for sale for the first time since it was built, situated within walking distance of Emsworth town centre.

Accommodation comprises: Entrance Hall, Kitchen, Cloakroom, Sitting/Dining Room, Conservatory. First Floor: Two double Bedrooms both with built in wardrobes, a single Bedroom with built in wardrobe, Shower Room. The property benefits from an East-West aspect with the Garden being west facing and mainly laid to lawn with mature shrubs and boards. There is off-road parking to the front and a garage which benefits from having power.

- NO FORWARD CHAIN
- THREE BEDROOM SEMI DETACHED HOUSE
- DOWNSTAIRS CLOAKROOM
- SAME OWNERSHIP SINCE BUILT
- GARAGE & OFF ROAD PARKING
- WEST FACING GARDEN
- GAS CENTRAL HEATING
- WITHIN WALKING DISTANCE TO EMSWORTH TOWN CENTRE & MARINA.

Asking Price

£440,000

Freehold





ACCOMMODATION

Ground Floor:

- Entrance Hall
- Cloakroom
- Kitchen
- Sitting/Dining Room
- Conservatory

First Floor:

- Bedroom One
- Bedroom Two
- Bedroom Three
- Shower Room

External:

- Off road parking
- Garage
- West facing private enclosed rear Garden with side access

EPC: D

Council Tax Band: D





LOCATION

Emsworth is situated on the upper reaches of Chichester Harbour which is designated A National Landscape (formerly AONB), in recognition of its unspoilt beauty - it has a wealth of birds & wildlife, with many quiet creeks & rythes which combine beautiful shoreline, made up mostly of trees and arable farmland.

To the north are the South Downs, a National Park, for any countryside pursuits. Emsworth is well connected, with the A27 and railway stations close at hand, serving the South Coast and London. There is easy access to Portsmouth cross-channel ferry for the continent. The Cathedral City of Chichester is approximately 7 miles to the east, with its shops and renowned Festival Theatre. Golf, flying, horse and motor racing events are accessible at the nearby Goodwood Estate.



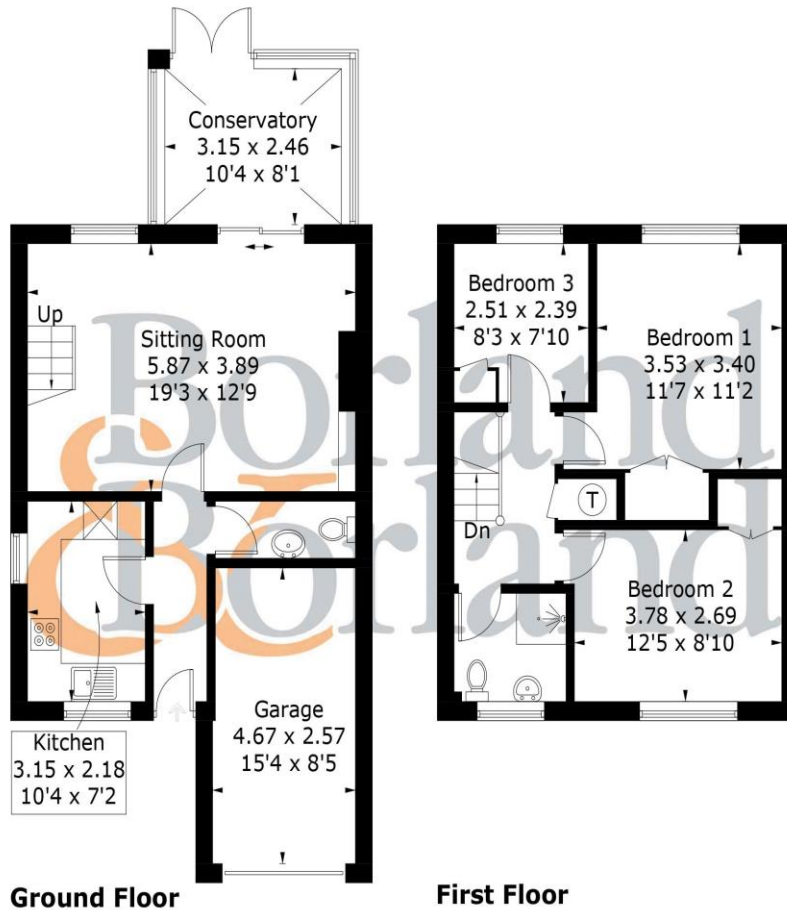


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Approximate Gross Internal Area = 87.3 sq m / 940 sq ft

Garage = 11.7 sq m / 126 sq ft

Total = 99.0 sq m / 1066 sq ft



Directions

SAT NAV: PO10 8BN

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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. (ID1287974)

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