



© Borland & Borland

4 Chester Close, Emsworth, PO10 7LN



Occupying a private position within a sought-after cul-de-sac, this impressive, detached home is set on a generous plot and offers spacious and versatile accommodation, ideal for modern family living.

The property features a generous sitting room with French doors opening onto the garden, a superb kitchen/breakfast/dining room forming the heart of the home, a separate study, utility room and cloakroom. The ground floor also benefits from a principal bedroom with en-suite bathroom, providing flexible living arrangements.

To the first floor are three further double bedrooms and a family bathroom, with the layout lending itself perfectly to family life or visiting guests.

Outside, the property enjoys attractive and extensive landscaped gardens to the front rear and side, an ample driveway parking and a detached double garage. The property also benefits from having solar panels.

Conveniently located close to Emsworth town centre, the harbour, local amenities and transport links, this is a superb opportunity to acquire a substantial home in a highly desirable location.

- DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS, PRINCIPAL BEDROOM WITH EN-SUITE
- OPEN PLAN KITCHEN/BREAKFAST/DINING ROOM
- BEAUIFULLY LANDSCAPED GARDENS
- DETACHED DOUBLE GARAGE
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- SOUGHT-AFTER CUL-DE-SAC LOCATION
- CLOSE TO EMSWORTH HARBOUR
- SOLAR PANELS & SOLAR THERMAL WATER HEATING

Asking Price
£1,100,000
Freehold





© Borland & Borland

ACCOMMODATION

- Entrance Hall
- Sitting Room
- Kitchen/Breakfast/Dining Room
- Study
- Principal Bedroom with En-Suite Bathroom
- Utility Room
- Cloakroom
- Three Further Double Bedrooms
- Family Bathroom

Outside

- Detached Double Garage
- Driveway Parking
- Landscaped Gardens
- Solar Panels

EPC: B

Council Tax: F





© Borland & Borland

LOCATION

Emsworth is situated on the upper reaches of Chichester Harbour, designated a National Landscape formerly (an Area of Outstanding Natural Beauty.) Easy access is afforded by road and rail to Chichester, Portsmouth, the A3, the M27 and London.

The property is well placed for coastal walks, sailing clubs and is widely considered to be one of the most desirable destinations on the Harbour for recreational sailing.

Emsworth is within a short walk and has a good selection of local shops, restaurants, pubs and dentist and doctors surgeries. Golf, flying, motor and horse racing are at nearby Goodwood. Chichester is seven miles to the east and the South Downs are to the north.

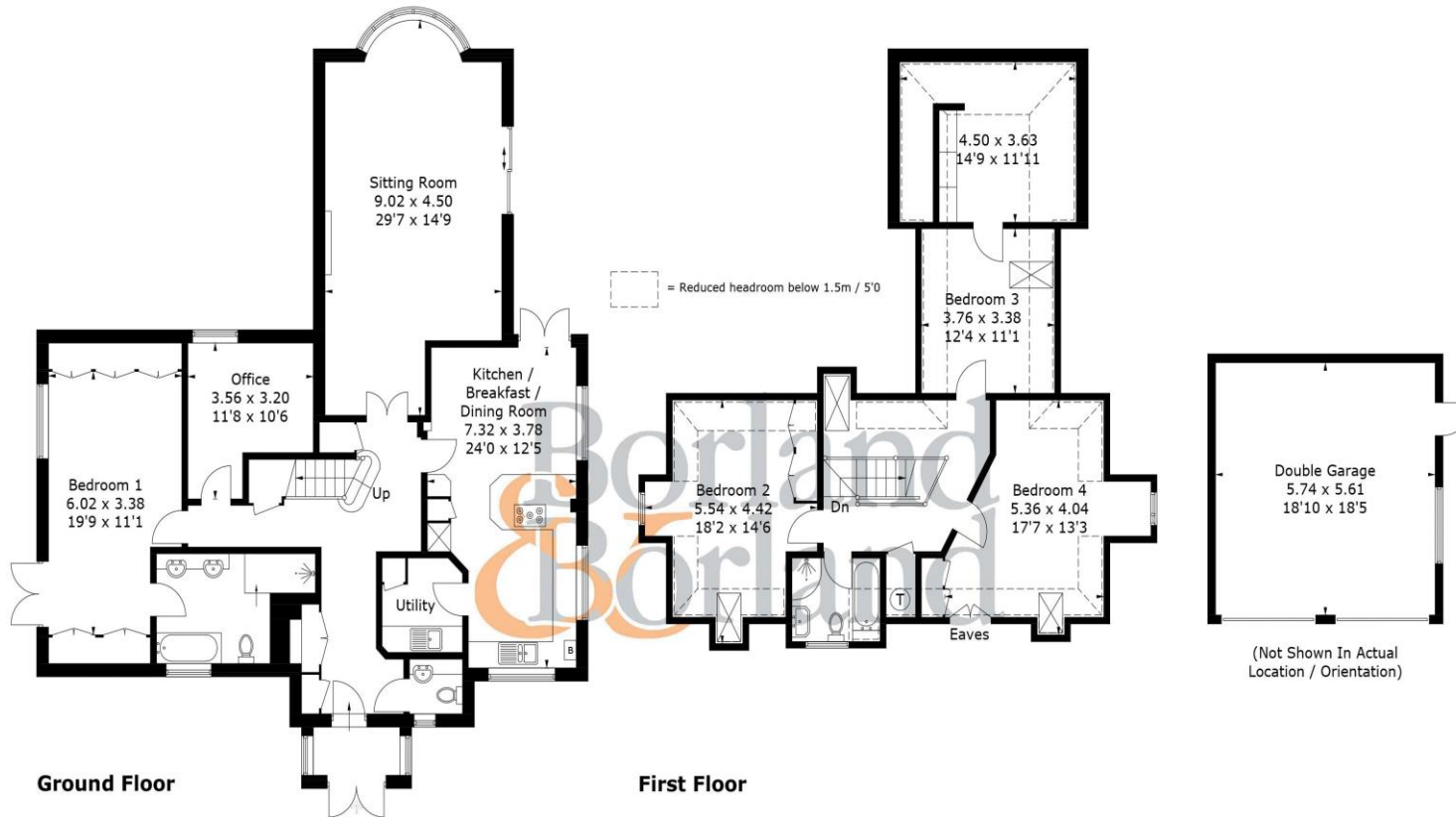




© Borland & Borland

4, Chester Close, PO10 7LN

Approximate Gross Internal Area = 227.0 sq m / 2443 sq ft
 Double Garage = 32.2 sq m / 347 sq ft
 Total = 259.2 sq m / 2790 sq ft



Directions
 SAT NAV: PO10 7LN

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. (ID1324939)

‘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.

9a High Street, Emsworth, Hampshire PO10 7AQ

Tel: 01243 377655

property@borlandandborland.co.uk

www.borlandandborland.co.uk

rightmove

naea | propertymark
 PROTECTED