



35 School Lane, Emsworth, Emsworth PO10 7ED



NO FORWARD CHAIN.... an opportunity to acquire a substantial Townhouse with Garage, requiring modest updating, situated on this popular development, in the heart of sought after Harbourside town of Emsworth. With local shops & post office, cafés/restaurants, doctor & dentist surgery, Mill Pond and the Harbour Foreshore moments away, this is an ideal centrally located home for those wishing to enjoy village life and waterside strolls.

The property offers versatile accommodation arranged over three floors. Ground Floor comprising of Hallway, Study/Fourth Bedroom, Downstairs Shower Room, Dining Room/Bedroom Three, Utility Room, opening on to the private courtyard garden. Door to Internal Garage. First Floor: Sitting Room, Kitchen. Second Floor: Bedroom One with En-suite Shower Room, Bedroom Two, Family Bathroom. This property also benefits from an integral Garage with Parking which is rarely found in the center of Emsworth. To the rear you will find a Courtyard Garden, in addition there are Communal Gardens for the exclusive use of the development's residents.

- CENTRAL EMSWORTH LOCATION
- THREE STORY TOWNHOUSE
- 3/4 BEDROOMS & 3 SHOWER ROOMS
- FLEXIBLE ACCOMMODATION
- GARAGE AND OFFROAD PARKING
- COURTYARD GARDEN
- UTILITY ROOM
- NO FORWARD CHAIN

Asking Price
£595,000
Freehold





ACCOMMODATION

Ground Floor:

- Hallway
- Bedroom Three
- Bedroom Four/Study
- Shower Room
- Utility
- Door to Internal Garage



First Floor:

- Sitting Room
- Kitchen

Second Floor:

- Bedroom One, with Ensuite
- Shower Room.
- Bedroom Two
- Family Bathroom

NB: There is a communal area for which there is an annual charge, details available on request.





LOCATION

The property's location is within a short stroll of Emsworth's shops, post office, cafés, restaurants, doctor/dentist surgeries and bus service. It is moments from the Mill Pond and Harbour Foreshore, with its coastal walks & views. Emsworth also has two Sailing Clubs for those who enjoy waterside pursuits.

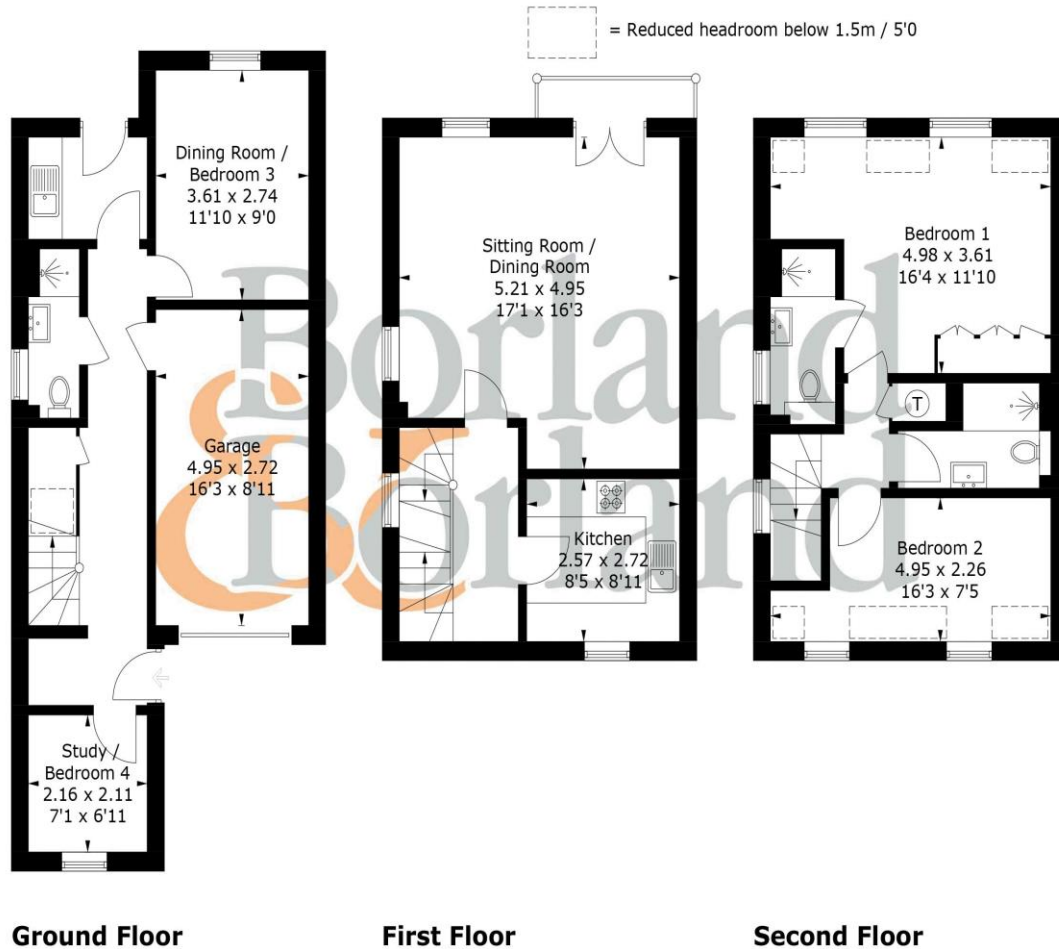
Emsworth is located on the upper reaches of Chichester Harbour, an Area of Outstanding Natural Beauty. It has a thriving community with the added advantage of the South Downs National Park to the north and the Cathedral City of Chichester to the east. Chichester is renowned for its Festival Theatre and Goodwood events. There are excellent road and transport links with easy access to Brighton, Chichester, Portsmouth ferries & London via the A27 & A3, and via train stations at Emsworth & nearby Havant.





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Approximate Gross Internal Area = 126.8 sq m / 1365 sq ft
(Including Garage)



Directions
SAT NAV: PO10 7ED

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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. (ID926938)

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