



21 Ernest Close, Emsworth,

Emsworth PO10 7NW



TAKE THE VIRTUAL TOUR.... Recently extended and modernised by the current owner, this detached Family Home is situated in a corner plot, within a much-requested cul-de-sac of only four properties. This home provides parking for 3/4 cars in addition to a detached garage with power and lighting.

The accommodation comprises of Entrance Hall, Cloakroom, recently Extended Kitchen with breakfast bar, underfloor heating and patio doors, Sitting Room, Dining area offering sliding doors overlooking the secluded rear garden and an Office/Fifth Bedroom. On the first floor, Principle Bedroom with Ensuite Shower Room, Three further Bedrooms and a Family Bathroom. Warmed throughout by gas heating, with the additional benefit of an Open Fireplace. Double Glazed external windows and doors. The property occupies an attractive garden plot with gardens to the front and rear. Within easy reach of Emsworth Town Centre and Mill Pond. NO FORWARD CHAIN.

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- STUDY/FIFTH BEDROOM
- KITCHEN/BREAKFAST ROOM WITH UNDERFLOOR HEATING
- TWO BATHROOMS
- OPEN FIREPLACE
- GAS HEATING (NEW BOILER)
- DOUBLE GLAZING
- EPC RATING: C

Asking Price
£675,000





ACCOMMODATION

GROUND FLOOR:

- Large Entrance Hall
- Cloakroom
- Sitting Room with open fireplace
- Fitted Kitchen/Breakfast Room
- Dining Room with doors onto Patio
- Family Room/ 5th Bedroom



FIRST FLOOR:

- Spacious Landing
- Bedroom 1 with Ensuite, incl fitted wardrobe
- Bedroom 2
- Bedroom 3
- Bedroom 4/Study
- Family Bathroom

OUTSIDE:

- Detached Garage
- Off Road Parking
- Attractive Front and Rear Garden
- Newly Paved Patio Area





LOCATION

Emsworth is situated on the upper reaches of Chichester Harbour, an Area of Outstanding Natural Beauty. Easy access is afforded by road and rail to Chichester, Portsmouth, the A3, the M27 and London. Emsworth Village has a good range of local shops, restaurants, pubs and dentist/doctor surgeries. Golf, flying, motor and horse racing are available at nearby Goodwood. Chichester is seven miles to the east and the South Downs are to the north.



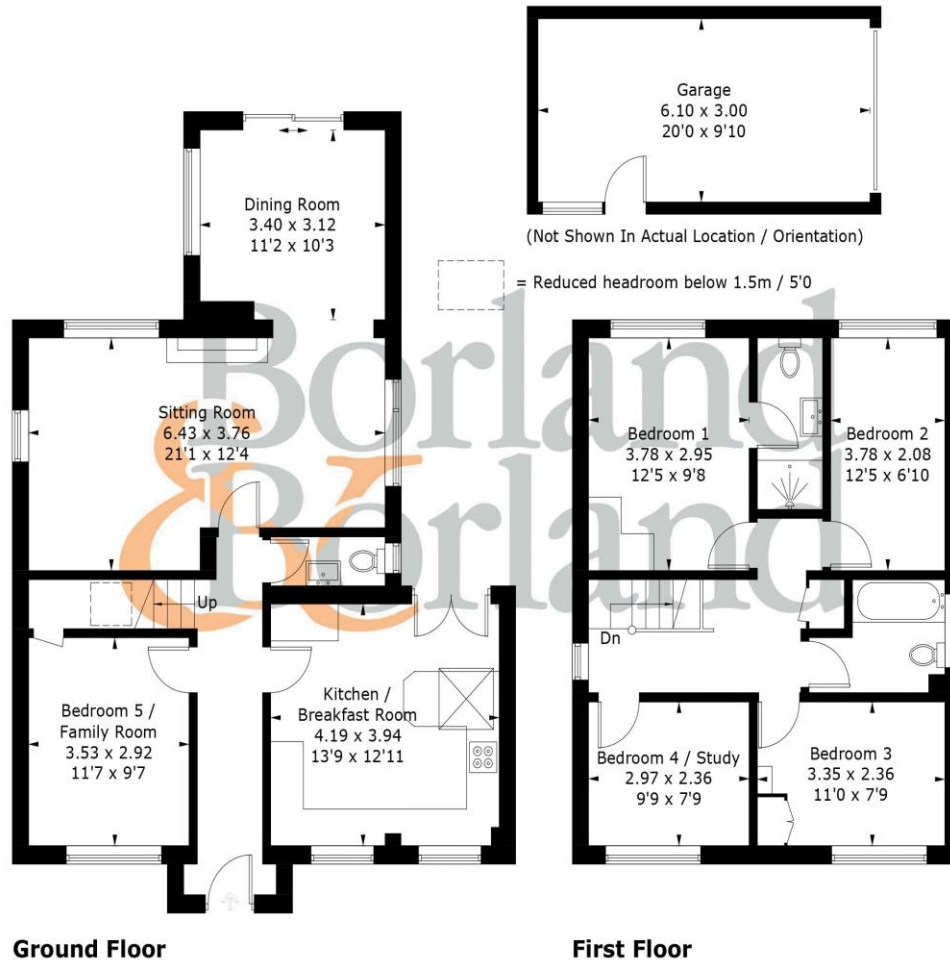


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Approximate Gross Internal Area = 130.6 sq m / 1406 sq ft

Garage = 18.3 sq m / 197 sq ft

Total = 148.9 sq m / 1603 sq ft



Directions
PO10 7NW

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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. (ID849757)

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