





# 3 Victoria Terrace, Prinsted Lane, Prinsted PO10 8HX



We are pleased to present this charming, character, mid terraced Cottage, located in the much requested West Sussex village of Prinsted, situated in the conservation area a short distance from the Harbour. The accommodation comprises of Entrance Hall, Sitting Room with Log burner, opening to Dining area with open fire, and Kitchen. On the First Floor there are two Bedrooms and a Family Bathroom. Outside benefits from an Enclosed low maintenance rear garden.

- MID TERRACED CHARACTER COTTAGE
- TWO BEDROOMS
- SITTING/ DINING ROOM WITH LOG BURNER
- GAS CENTRAL HEATING & DOUBLE GLAZING
- ENCLOSED REAR GARDEN
- MUCH REQUESTED HARBOUR SIDE VILLAGE
- EASY WALK TO FORESHORE & SLIPWAY

Asking Price  
£385,000  
Freehold









# ACCOMMODATION

## Ground Floor

- Entrance Hall
- Sitting Room with Log burner opening to Dining area with open fire.
- Kitchen



## First Floor

- Two Bedrooms
- Family Bathroom

## Exterior

- Enclosed low maintenance rear garden









## LOCATION

Prinsted is a delightful village nestled on the shore of Chichester Harbour.

This Area of Outstanding Natural Beauty is a water enthusiasts paradise, with beautiful walks along the shore, a lively dinghy-sailing and water sports scene, and two marinas close by.

Near at hand is the bustling harbour side market town of Emsworth, which has a choice of independent shops, pubs and restaurants.

Prinsted is well connected, with the A259 and Southbourne railway station nearby and its links to London and Portsmouth. To the East is the cathedral city of Chichester with its internationally renowned Festival Theatre. Golf, flying, horse and motor racing on the nearby Goodwood Estate.

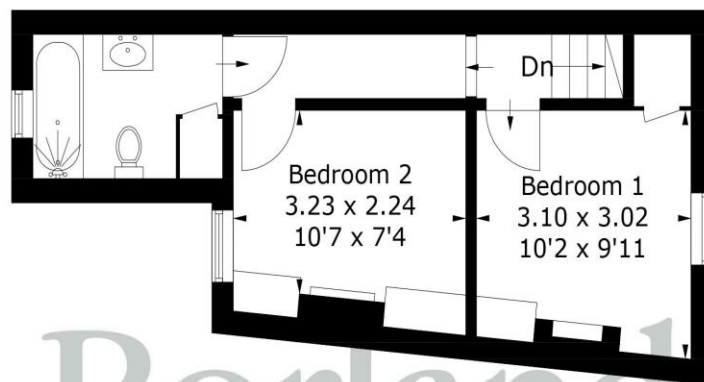






## Prinsted Lane

Approximate Gross Internal Area = 62.6 sq m / 674 sq ft



**First Floor**



**Ground Floor**

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. (ID999033)



### Directions

SAT NAV: PO10 8HX

EPC: D. Council Tax Band: D

9a High Street, Emsworth, Hampshire PO10 7AQ

Tel: 01243 377655

[property@borlandandborland.co.uk](mailto:property@borlandandborland.co.uk)

[www.borlandandborland.co.uk](http://www.borlandandborland.co.uk)

‘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.

rightmove

