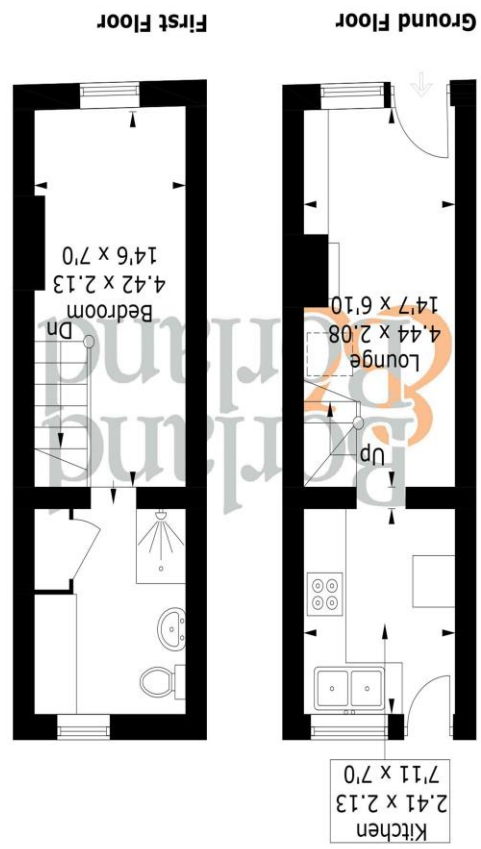


PRODUCED FOR BORLAND & BORLAND ESTATE AGENTS
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1055724)



Approximate Gross Internal Area = 30.6 sq m / 329 sq ft

33, Main Road, PO10 8AP



Directions





NO FORWARD CHAIN.... when purchasing this Compact Character cottage. The accommodation consists of a Sitting Room, Kitchen, and on the First Floor there is a Bedroom and Bathroom. There is a small garden to the front and at the rear is a pretty cottage garden. The property requires some modest updating. Ideally placed for the Marina and Emsworth Town Square, The Sussex Brewery the local public house is across the road as as coastal walks.

The Cottage lies within an easy walk to central Emsworth and its Town Square. This thriving town offers a choice of local independent shops, Co-op Store, Post Office and local amenities including doctor and dentist surgeries, tearooms, pubs and a range of restaurants. The local dinghy sailing and water sports scene is well provided for by the two sailing clubs and two marinas nearby. Emsworth is situated on the upper reaches of Chichester Harbour which was designated An Area of Outstanding Natural Beauty (AONB). It has a wealth of wild and bird life, with many quiet creeks and rythes which combine with its beautiful shoreline. To the north are the South Downs, England's newest National Park. Emsworth is well connected, the A27 and railway station, are close at hand serving the south coast. London and the Continent are with in easy reach via major road and rail links, with a cross-channel ferry port at nearby Portsmouth. The cathedral City of Chichester is approximately seven miles to the east, with major shopping outlets, its renowned Festival Theatre as well as Golf, Flying, Horse and Motor racing on the nearby Goodwood Estate.



- COMPACT ONE BEDROOM COTTAGE
- SITTING ROOM
- KITCHEN
- BEDROOM & ENSUITE BATHROOM

- COTTAGE GARDENS
- CLOSE TO EMSWORTH, MILL POND & MARINA
- NO FORWARD CHAIN
- ELECTRIC HEATING