



17 Church Path, Emsworth, Hampshire PO10 7DP



Located within a short distance of Emsworth Town Square, Millpond and the Harbour Foreshore this well-presented older style end of terrace home, offers an ideal opportunity to live in this popular harbourside town.

Accommodation comprises: Entrance Hall, Sitting room, Further reception room with feature log burner, Re-fitted Galley Kitchen with door to the garden and a Conservatory with doors also opening onto the garden. First Floor: Landing. Access to fully boarded loft space. Three Bedrooms. Modern Family Bathroom. Externally there is a low maintenance, east facing, enclosed rear garden, with patio and shrub and flower borders and a lawn artificial grass. It also benefits from having a summer house which can be used as an outside office. There is side access to the road and to the front there is a small, gated courtyard area

- END OF TERRACE HOME
- POPULAR LOCATION CLOSE TO
MILL POND & SQUARE
- THREE BEDROOMS
- TWO RECEPTIONS
- RE-FITTED KITCHEN &
BATHROOM
- DOUBLE GLAZING WINDOWS &
GAS HEATING
- ATTRACTIVE GARDEN WITH
HOME OFFICE

Offers in excess of:

£399,000

Freehold





ACCOMODATION:

GROUND FLOOR:

ENTRANCE HALL

SITTING ROOM

DINING/FAMILY ROOM

RE-FITTED GALLEY KITCHEN

CONSERVATORY

FIRST FLOOR:

THREE BEDROOMS
(ONE CURRENTLY USED AS A DRESSING
ROOM)

MODERN FAMILY BATHROOM

OUTSIDE:

HOME OFFICE





LOCATION:

Emsworth occupies a place on the upper reaches of Chichester Harbour, an Area of Outstanding Natural Beauty and offers a much sought-after community with a thriving range of local shops, cafes/restaurants, schools, doctors & dentist surgeries. Emsworth is also known for its developing arts scene.

Popular for its millpond and harbour walks, two sailing clubs and a public slipway, it is well placed for those interested in waterside activities or coastal walks.

To the north are the South Downs, and to the east the Cathedral City of Chichester. Easy access to London and the South Coast via A3, A27 or by rail at Havant or Emsworth Station.



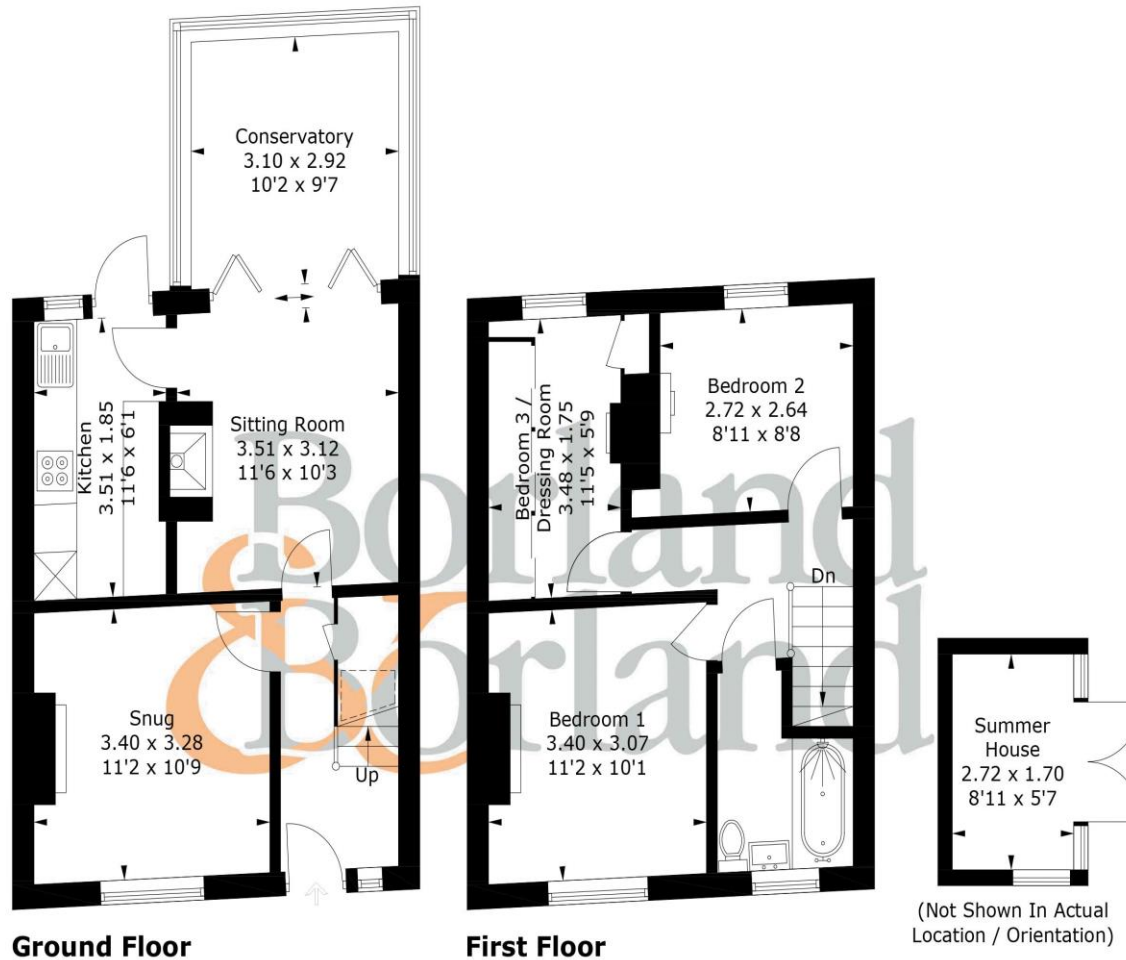


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Approximate Gross Internal Area = 82.0 sq m / 883 sq ft

Summer House = 4.6 sq m / 49 sq ft

Total = 86.6 sq m / 932 sq ft



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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. (ID1001734)



Directions

SAT NAV: PO10 7DP

9a High Street, Emsworth, Hampshire PO10 7AQ

Tel: 01243 377655

property@borlandandborland.co.uk

www.borlandandborland.co.uk

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