



# 1C School Lane, Emsworth, Emsworth PO10 7ED



TAKE THE INTERACTIVE VIRTUAL TOUR. Located in the centre of Emsworth, this spacious Semi-Detached home is just moments from Emsworth Mill Pond and situated in the heart of Emsworth's Conservation Area, within 100 yards of Emsworth Town centre. It is offered with no forward chain

The property has a spacious Sitting/Dining Room, a Conservatory and Fitted Kitchen. There is a Garage and a rear Courtyard Garden. The Accommodation upstairs spans the Garage space below and offers Three good-sized Bedrooms and a Family Bathroom. The property benefits from Gas central heating & Double Glazing. There is an attached, single Garage with paved parking in front, and an enclosed low maintenance rear Garden with pedestrian access.

- CENTRAL EMSWORTH
- SEMI-DETACHED HOUSE
- SITTING/DINING ROOM,  
CONSERVATORY
- THREE BEDROOMS. BATHROOM
- GAS HEATING, DOUBLE GLAZING
- WIDE PAVED DRIVEWAY  
& GARAGE
- COURTYARD GARDEN
- NO FORWARD CHAIN

Asking Price  
£525,000  
Freehold





## ACCOMMODATION

This Spacious & Centrally located property comprises:

### GROUND FLOOR

- Entrance Hall
- Cloakroom
- Sitting/Dining Room
- Conservatory
- Fitted Kitchen

### FIRST FLOOR

- Landing
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Family Bathroom

### OUTSIDE

- Rear Courtyard Garden, enclosed
- Garage, attached
- Wide Front Driveway incl parking





## LOCATION

Placed within a few minutes' walk of Emsworth high street with its range of shops, greengrocers, doctors & dental surgery and cafes/pubs.

Moments from the harbour foreshore and Emsworth's two sailing clubs for those enjoying waterside walks & pursuits.

Excellent road, rail & ferry transport links with easy access to the A27 and A3 for London, Portsmouth, Brighton.

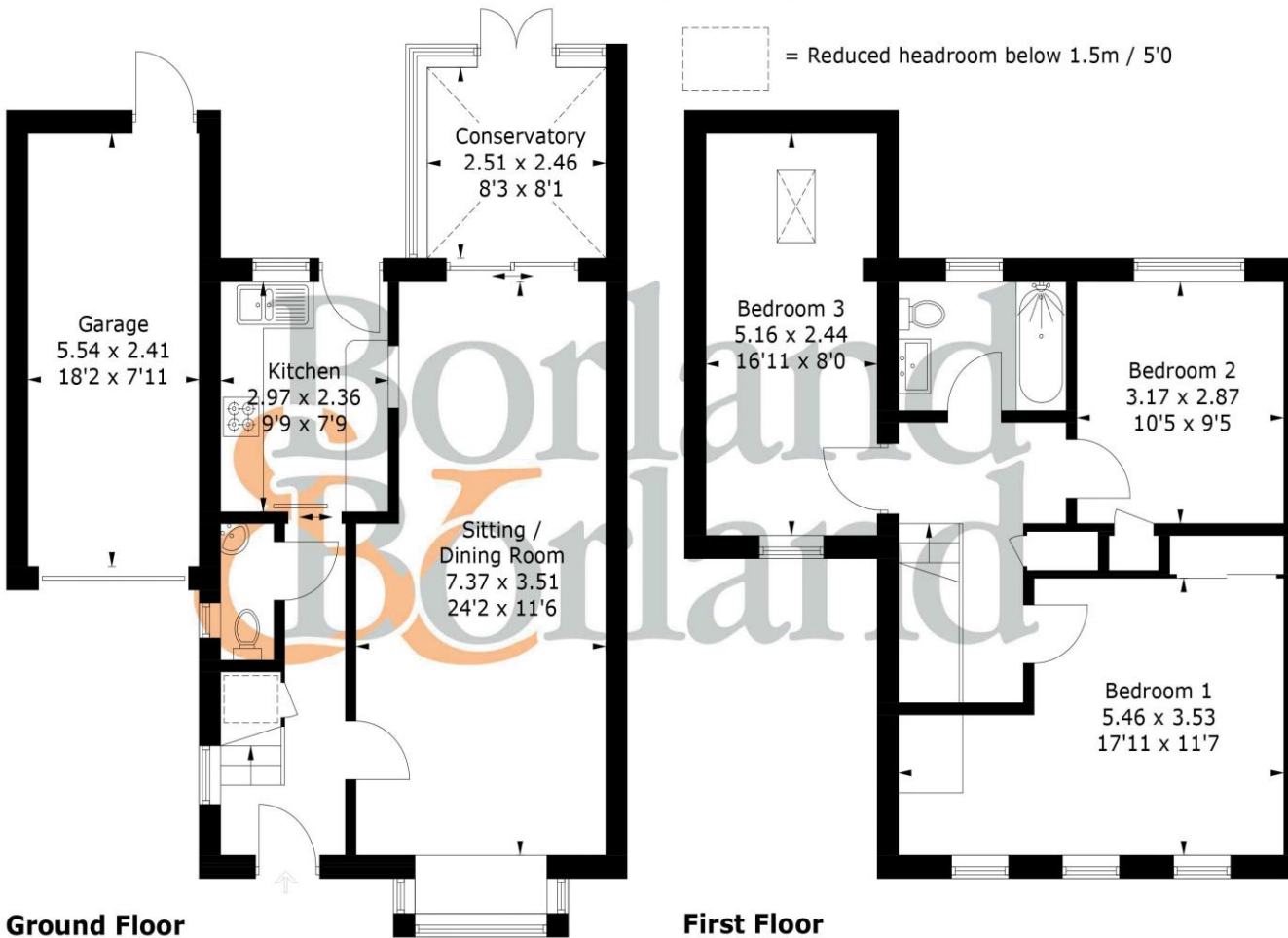
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# 1c School Lane, PO10 7

Approximate Gross Internal Area = 100 sq m / 1076 sq ft  
 Garage = 13.4 sq m / 144 sq ft  
 Total = 113.4 sq m / 1220 sq ft



**Directions**  
 SATNAV PO10 7

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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. (ID777123)

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