



1A School Lane, Emsworth PO10 7ED



OFFERED WITH NO FORWARD CHAIN.... Located in the centre of Emsworth, this spacious Semi-Detached home is just moments from Emsworth Mill Pond. Situated in the heart of Emsworth's Conservation Area, within 100 yards of Emsworth Town centre making this an ideal location for those wishing to benefit from a short walk to local shops, restaurants, pubs and sailing clubs.

The property comprises: Entrance Hall, Sitting/Dining Room, Kitchen, Cloakroom, Utility/Conservatory. 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 a single Garage with doors front and rear with paved parking in front and hard standing to the rear, an enclosed low maintenance Garden with pedestrian access to the rear.

- CENTRAL LOCATION
- SEMI-DETACHED
- THREE BEDROOMS
- SITTING/DINING ROOM & CONSERVATORY
- BATHROOM
- GAS HEATING & DOUBLE GLAZING
- OFF ROAD PARKING LEADING TO GARAGE
- NO FORWARD CHAIN

Asking Price
£495,000
Freehold





ACCOMMODATION

Ground floor:

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



First Floor:

- Landing with airing and linen cupboard. Hatch to partially boarded loft space
- Large Master Bedroom
- Bedroom 2
- Bedroom 3/ Study
- Family Bathroom

Exterior:

- Off road parking
- Single garage with doors to front and rear with hard standing behind, ideal for those wishing store a small boat through the winter
- Enclosed rear courtyard garden



Millpond on Bridgefoot Path



LOCATION

Placed within a few minutes walk of Emsworth high street with its range of shops including convenience store, post office, greengrocers, doctor & dental surgeries and cafes/public houses.

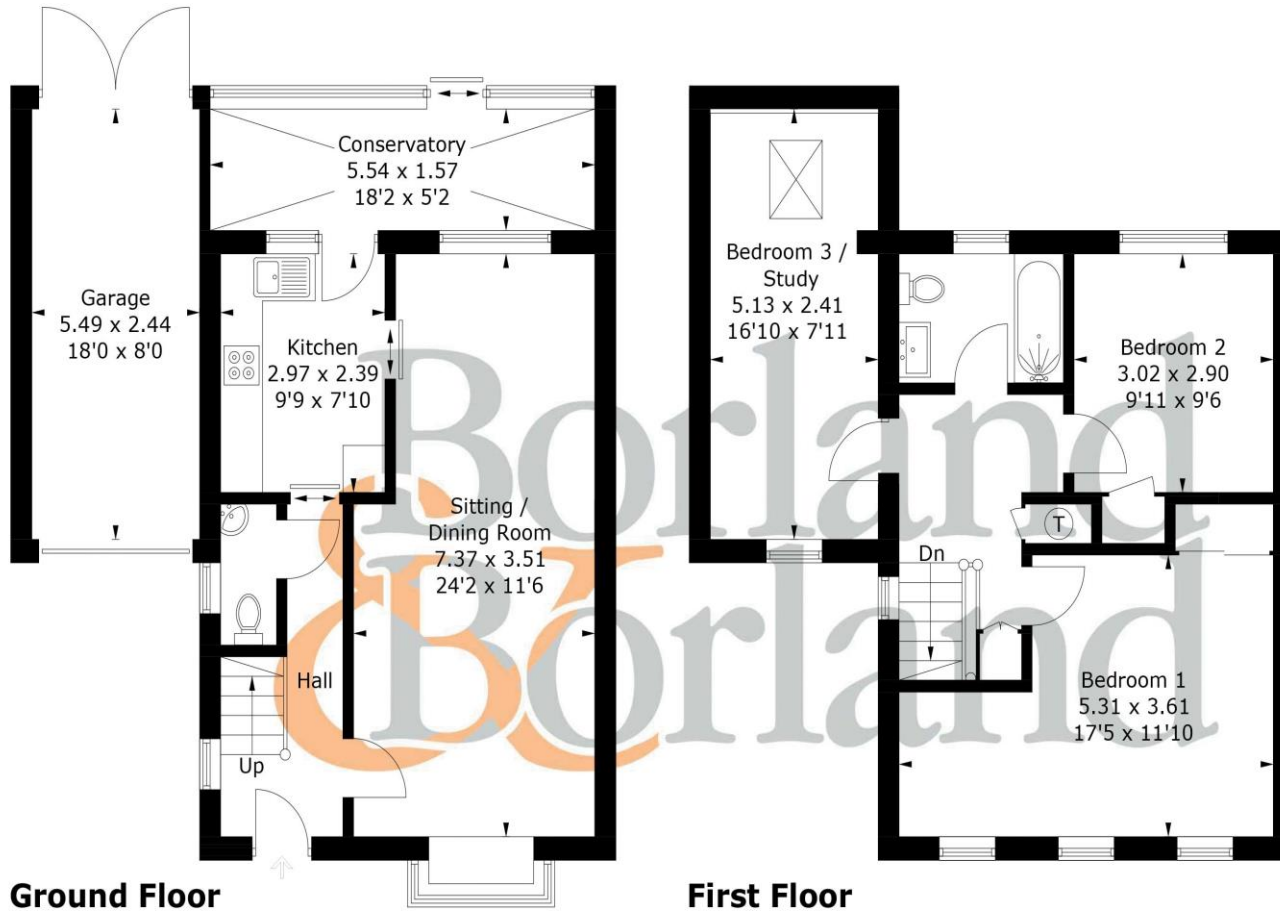
Moments from the harbour foreshore and Emsworth's two sailing clubs for those enjoying waterside walks & pursuits. Excellent road, rail & ferry transport links with easy access to the A27 and A3 for London, Portsmouth and Brighton.





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Approximate Gross Internal Area = 104.4 sq m / 1124 sq ft
Garage = 13.2 sq m / 142 sq ft
Total = 117.6 sq m / 1266 sq ft



Directions

SAT NAV: PO10 7ED

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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. (ID957767)

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9a High Street, Emsworth, Hampshire PO10 7AQ

Tel: 01243 377655

property@borlandandborland.co.uk

www.borlandandborland.co.uk

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