



45 Warblington Road, Emsworth, Emsworth PO10 7HG



PRIME LOCATION & NO CHAIN for this Detached Family Home occupying a large garden plot in the much sought-after South West corner of Emsworth. Chichester Harbour Foreshore is within a short walk, as are Emsworth Sailing Club, Millpond and Emsworth Town Square. There are Two Reception Rooms, a Dining Room and a Kitchen/Breakfast Room, and a bedroom with bathroom on the ground floor. Upstairs there are Four Bedrooms, Bathroom & separate WC. The property offers flexible living accommodation with the scope for extension, subject to planning, and it is worthy of full renovation and modernisation now required.

To the exterior there is a large, mature rear garden with Outbuildings including a Studio, as well as ample car parking and a car port.

Viewing by Appointment Only – No Chain.

- PRIME RESIDENTIAL LOCATION
- SOUTH WEST CORNER OF EMSWORTH
- REQUIRING MODERNISATION
- THREE RECEPTIONS
- FOUR/FIVE BEDROOM
- AMPLE PARKING & CAR PORT
- OUTBUILDINGS INC. STUDIO
- LARGE MATURE REAR GARDEN

Asking Price
£999,500
Freehold





ACCOMMODATION

Ground Floor

- Entrance/ Reception Room
- Sitting Room
- Kitchen / Breakfast Room
- Dining Room
- Conservatory One
- Conservatory Two
- WC
- Bedroom Five
- Bathroom



First Floor

- Bedroom One opening through to Dressing Room/ Bedroom Four
- Bedroom Two
- Bedroom Three
- WC
- Bathroom
- Airing Cupboard

Exterior

- Driveway
- Carport
- Enclosed rear garden
- Studio





LOCATION

Situated on the upper reaches of Chichester Harbour, an Area of Outstanding Natural Beauty, Emsworth village has a thriving community with a range of local shops, providing for everyday needs, including dentist/doctor surgeries plus pubs, restaurants, two Sailing Clubs.

Easy access to the A27, M27, A3 & trains direct to London, Gatwick & Brighton.

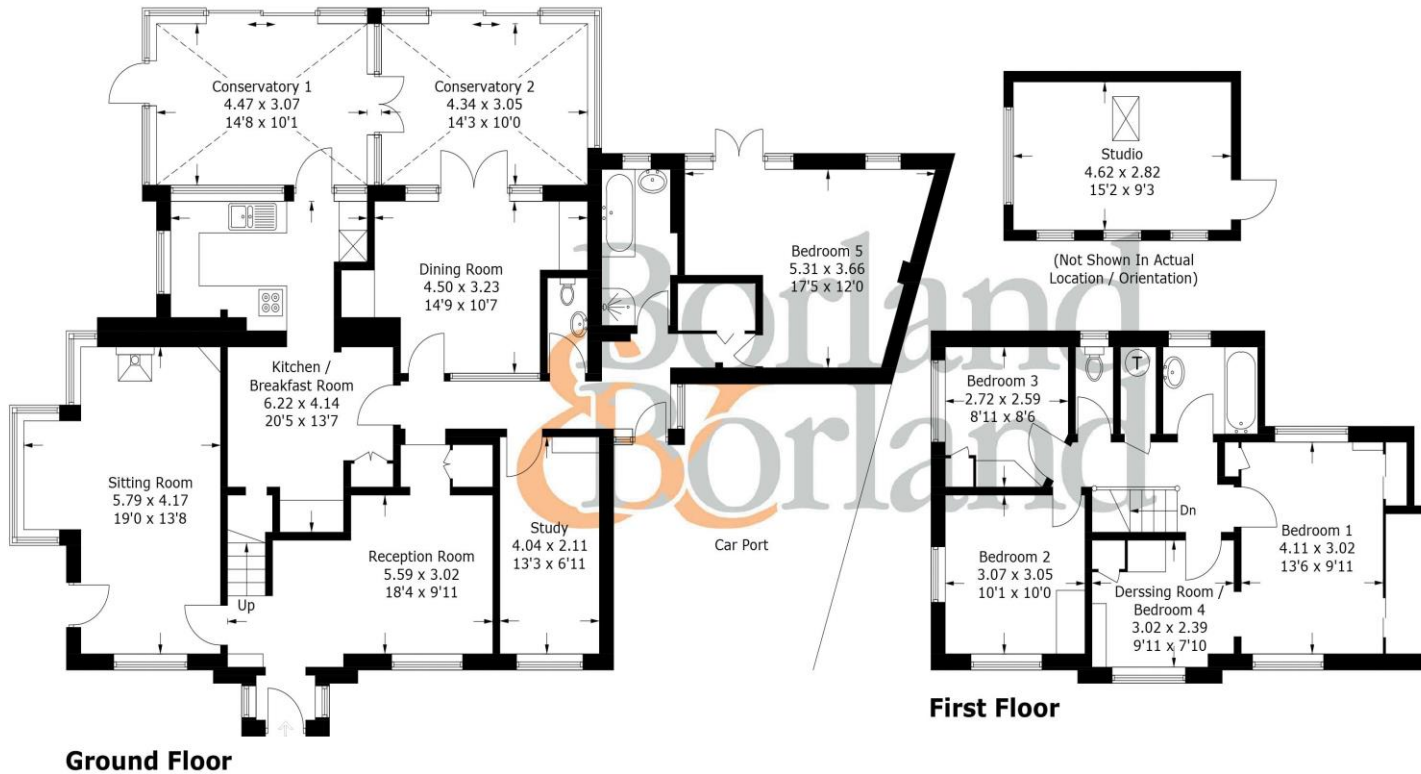
Widely considered to be one of the most desirable destinations for recreational sailing, kayaking and paddle boarding, with numerous coastal walks close at hand.





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Approximate Gross Internal Area = 203.6 sq m / 2191 sq ft
Studio = 12.9 sq m / 139 sq ft
Total = 216.5 sq m / 2330 sq ft



Directions

SAT NAV: PO10 7HG

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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. (ID1052597)

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