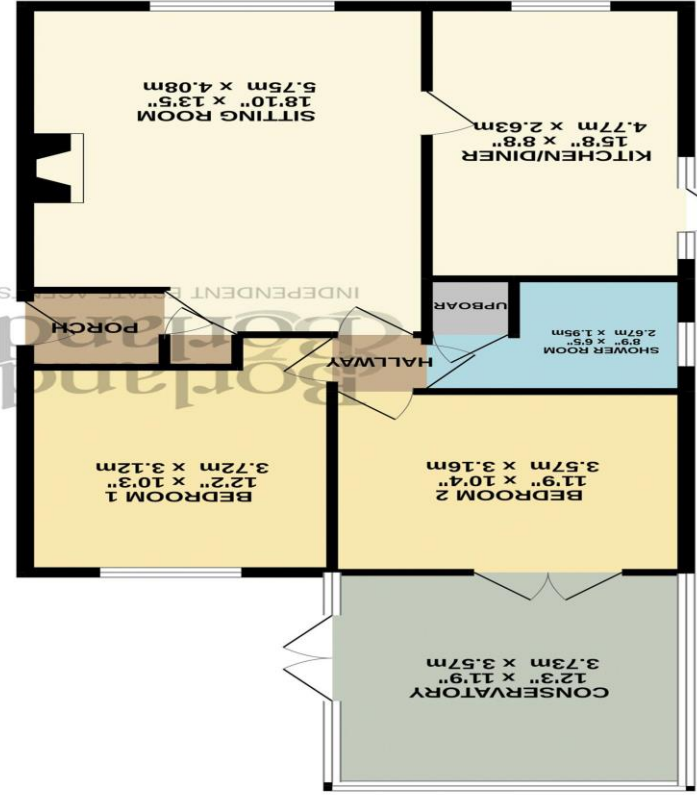




**Directions**  
SAT NAV: PO10 7LL

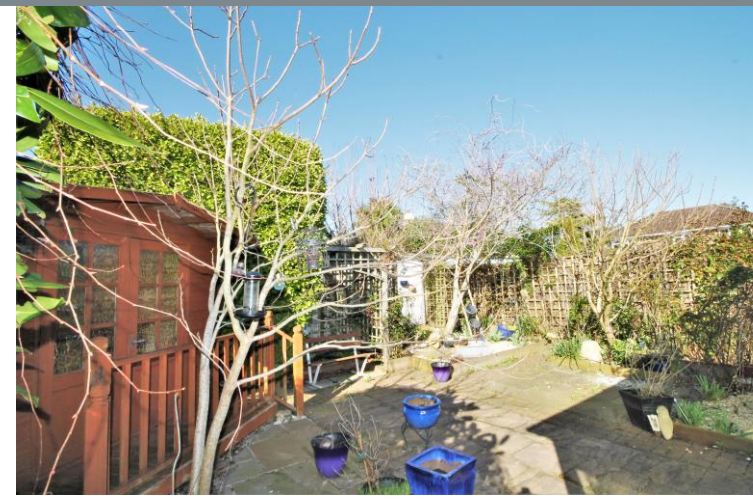
**BROOK GARDENS, EMSWORTH**  
TOTAL FLOOR AREA: 853 sq.ft. (79.2 sq.m.) approx.  
Which every attempt has been made to ensure the accuracy of the figures contained hereon, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
Made with Metropix 5.0.2022



**GROUND FLOOR**  
853 sq.ft. (79.2 sq.m.) approx.







Borland and Borland are pleased to offer for sale this detached bungalow situated in this much requested SOUTH-WEST corner of Emsworth being offered with NO FORWARD CHAIN.

The property comprises of: Entrance Porch, Sitting/Dining Room Kitchen/Breakfast Room. Two Double Bedrooms. Shower Room. Conservatory.family bathroom; secluded garden; garage; workshop and off-road parking, worthy of updating. Emsworth is situated on the upper reaches of Chichester Harbour, an Area of Outstanding Natural Beauty. Considered one of the best locations of the south coast for sailing and walking. The town of Emsworth has an attractive range of local sights, amenities, sailing clubs, boat yards, restaurants and is within easy travelling distance of the historic City of Chichester. Mainline railway station to London at nearby Havant.



- DETACHED BUNGALOW
- SOUTH-WEST CORNER
- TWO DOUBLE BEDROOMS
- MODERNISATION REQUIRED

- SEVERAL SHEDS TO REMAIN
- CLOSE TO TRANSPORT LINKS & HARBOUR FORESHORE
- GARAGE
- NO FORWARD CHAIN