





26 West Street, Emsworth,  
Emsworth PO10 7DY



OFFERED WITH NO FORWARD CHAIN Borland & Borland are pleased to market this light and spacious terraced, Character home within a very short walking distance of Emsworth Town Square, Millpond and Harbour foreshore. Accommodation comprises: Entrance Hall, Spacious 24' long sitting Room with a bay window and a character feature fireplace, Dining room/Reception Two, both reception rooms have engineered oak flooring. There is also a Fitted Kitchen. Upstairs there are three bedrooms with an en suite shower room to Principal bedroom and a Family Bathroom. Outside benefits from a good sized garden with patio leading to lawned area. To the front there is a walled courtyard area with shared

- CENTRAL EMSWORTH LOCATION
- TWO LARGE RECEPTION ROOMS
- FITTED KITCHEN
- THREE BEDROOMS
- EN SUITE TO PRINCIPAL BEDROOM
- GOOD SIZED REAR GARDEN
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- NO FORWARD CHAIN

Asking Price  
£425,000  
Freehold







# Accommodation

## Ground Floor

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen



## First Floor

- Master Bedroom with  
Ensuite Shower Room
- Bedroom Two
- Bedroom Three
- Family Bathroom

## External

- Front Courtyard with shared  
side access
- Private enclosed rear Garden

EPC Rating: D

Council Tax Band: C









# Location

Emsworth occupies a place on the upper reaches of Chichester Harbour, an Area of Outstanding Natural Beauty and offers a much sought-after environment with a thriving range of local shops, cafes/restaurants, schools, doctors & dentist surgeries.

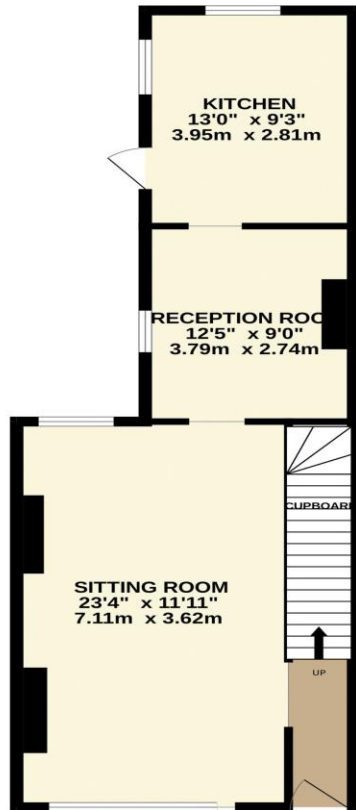
Emsworth is also becoming known for its developing arts scene. Offering millpond and harbour walks, two sailing clubs and a public slipway, it is well placed for those interested in waterside activities or coastal walks. To the north are the South Downs, and to the east the Cathedral City of Chichester. Easy access to London and the South Coast via A3, A27 or by rail at Havant or Emsworth Station.



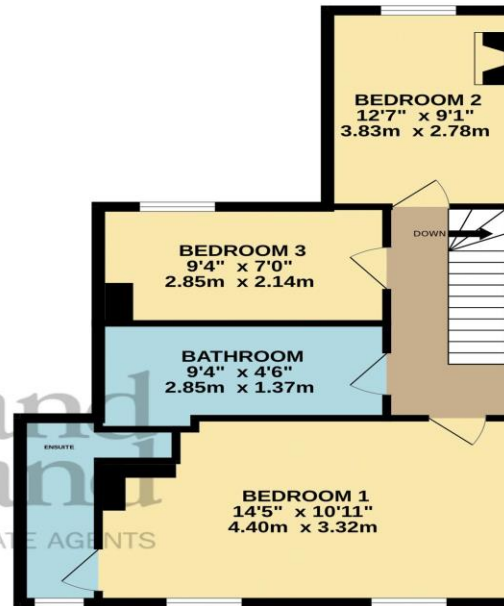




GROUND FLOOR



1ST FLOOR



Borland & Borland  
INDEPENDENT ESTATE AGENTS

WEST STREET

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### Directions

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