



97 New Brighton Road, Emsworth, Emsworth PO10 7QS



NO FORWARD CHAIN. Charming semi-detached character cottage, dating from Victorian times offers the opportunity to acquire a lovely period home with the advantage of a South facing garden and having a rarely available Double garage with ample parking, with scope subject to the usual consents to further extend and improve. The property is located within walking distance of both Westbourne and Emsworth Squares with their range of local shops. The property is located within easy reach of the main south coast railway line, with connection to London at nearby Havant. Local bus and road links are close to hand.

Accommodation comprises of: Entrance Hall, Cloakroom, Two reception rooms, Study, Kitchen, Conservatory. First Floor: Two double bedrooms and a generous bathroom. Warmed by gas heating. Outside benefits from an enclosed South facing garden laid to lawn with access to the double garages and Parking. There is also a good sized front and side garden leading to the property entrance.

- VICTORIAN SEMI-DETACHED FLINT COTTAGE
- TWO DOUBLE BEDROOMS
- CORNER PLOT
- TWO RECEPTION ROOMS
- DOWNSTAIRS CLOAKROOM
- LARGE BATHROOM WITH SEPARATE SHOWER
- DETACHED DOUBLE GARAGE
- SOUTH FACING GARDEN

Asking Price
£489,950
Freehold





Accommodation

Ground Floor

- Entrance Hall
- Sitting Room
- Dining room
- Study
- Kitchen
- Cloakroom
- Conservatory



First Floor

- Bedroom One
- Bedroom Two
- Family bathroom

Exterior

- Front garden
- South facing private enclosed garden.
- Double garage and parking





Location

Emsworth is a thriving harbour side town offering a range of shops and local amenities including doctor/dentist surgeries, tearooms, pubs, and a range of restaurants, leading down to the Harbour with its slipways and sailing clubs.

Emsworth is situated on the upper reaches of Chichester Harbour which is a designated Area of Outstanding Natural Beauty (ANOB).

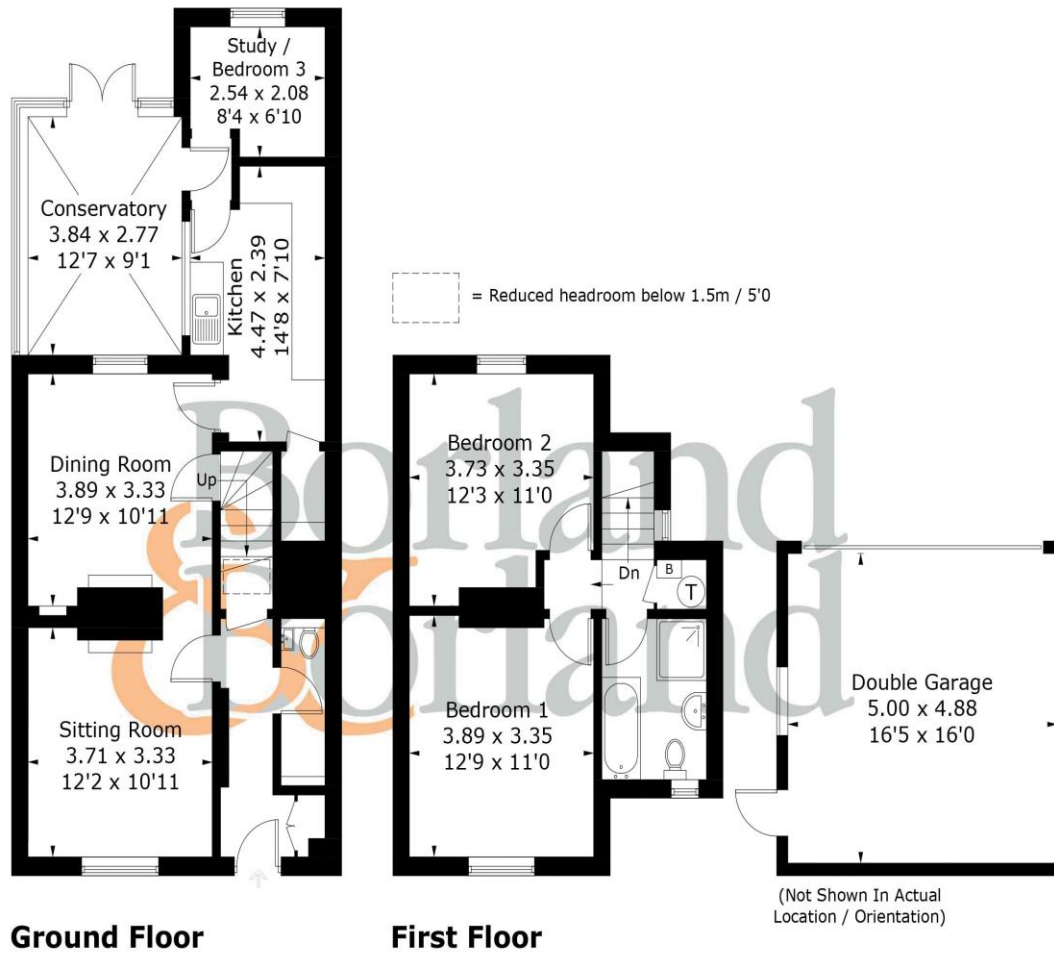
London and the Continent is within easy reach via major road and rail links, ferry ports at nearby Portsmouth. The cathedral City of Chichester is approx. 7 miles to the East with Major shopping outlets, renowned Festival Theatre with Golf, Flying, Horse and motor racing on the nearby Goodwood Estate.





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Approximate Gross Internal Area = 103.7 sq m / 1116 sq ft
 Double Garage = 24.5 sq m / 264 sq ft
 Total = 128.2 sq m / 1380 sq ft



Directions

SAT NAV: PO10 7QS

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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. (ID947473)

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