



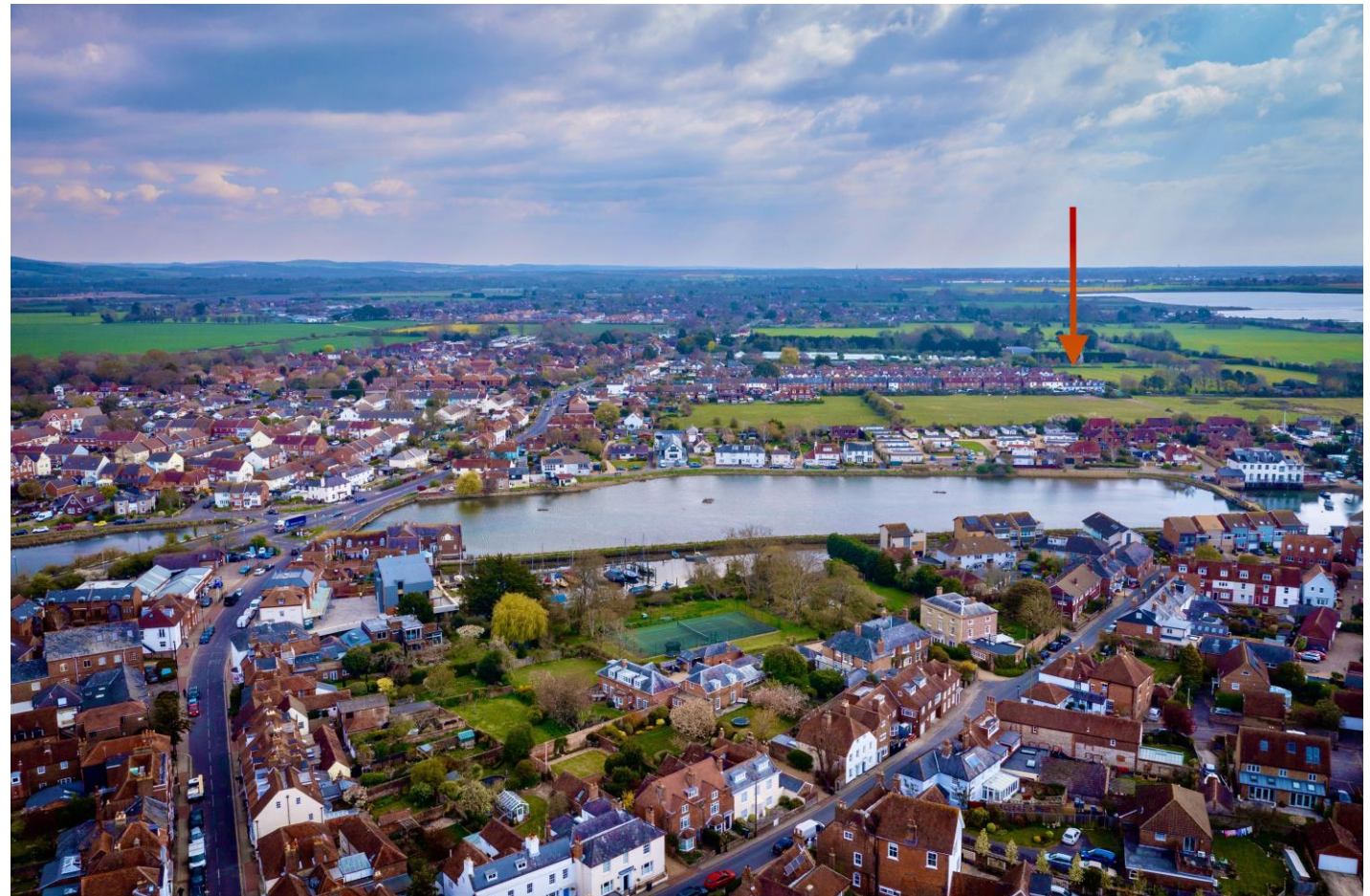
# 5 Thorney Road, Emsworth, Emsworth PO10 8BL



Rare opportunity to acquire a charming former coast guard cottage, benefitting from an east west aspect and situated in this much requested semi rural location with views over grazing land and towards Emsworth Marina. Accommodation comprises of: Entrance Porch. Hall. Ground floor Bedroom/dining room, Sitting Room, Kitchen, Bathroom. First Floor: Bedroom. The property benefits from: double glazing, the Sitting Room has a fireplace with gas fire. There are views from the Master Bedroom. Enclosed east facing rear garden with pedestrian access over neighbouring properties.

- CHARMING COTTAGE SOUTH OF A259
- TWO BEDROOMS
- VERSATILE ACCOMMODATION
- CLOSE TO EMSWORTH TOWN CENTRE & FORESHORE
- PRIVATE ENCLOSED REAR GARDEN
- VIEWS TO MARINA BEYOND FROM BEDROOM
- NO FORWARD CHAIN
- EAST - WEST ASPECT

Asking Price  
£295,000  
Freehold





## Accommodation

### Ground Floor

- Hallway
- Reception Room/Downstairs Bedroom
- Sitting Room
- Kitchen
- Downstairs Bathroom



### First Floor

- Upstairs Bedroom
- Wardrobe
- Storage Eaves
- Views out to the Marina

### External

- Front Garden with pathway leading to front door
- Private Enclosed Rear Garden
- Shed





## Location

Ideally placed a short distance from Emsworth Marina, harbour foreshore and within half a mile of Emsworth town centre which offers a good range of local shops, public houses, restaurants and two sailing clubs.

Approximately a quarter of a mile to the south lies Chichester Harbour, an Area of Outstanding Natural Beauty, ideal for those who enjoy waterside pursuits and walking. Viewing essential to appreciate this charming cottage, which is being offered with no forward chain.





## 5, Thorney Road, PO10 8BL

Approximate Gross Internal Area = 51.9 sq m / 559 sq ft  
(Excluding Eaves)

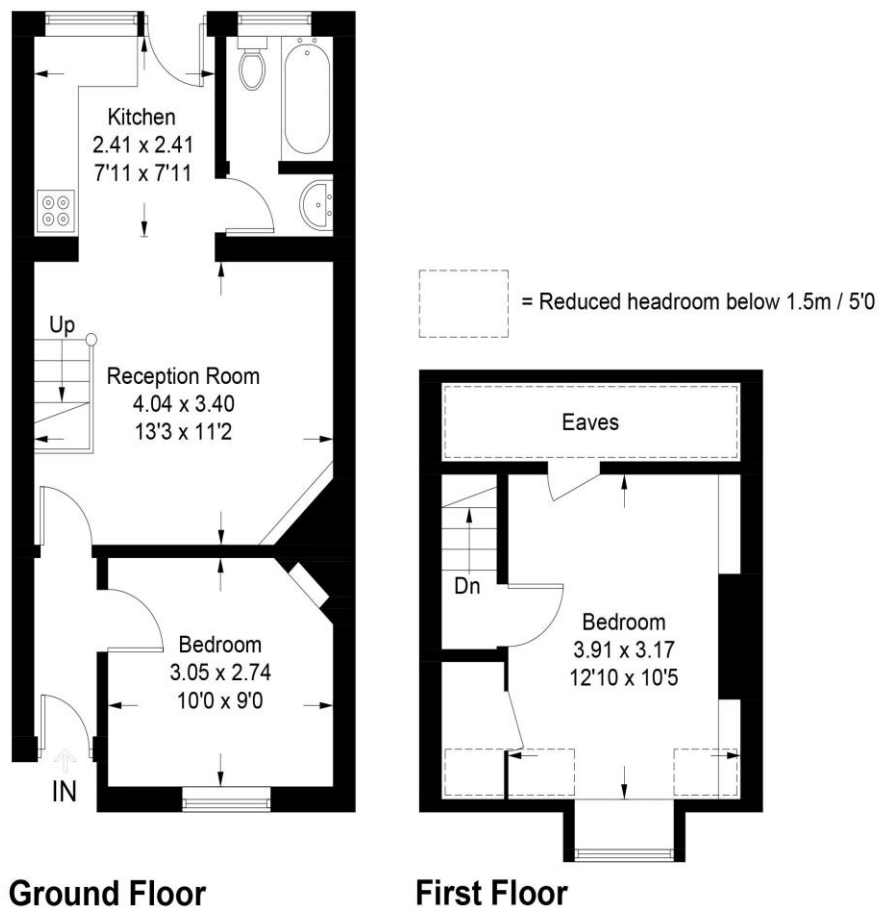


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID893887)



**Directions**  
SAT VAV: PO10 8BL

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9a High Street, Emsworth, Hampshire PO10 7AQ

Tel: 01243 377655

[property@borlandandborland.co.uk](mailto:property@borlandandborland.co.uk)

[www.borlandandborland.co.uk](http://www.borlandandborland.co.uk)

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