



# 68 Main Road, Emsworth, Emsworth PO10 8AX



NO FORWARD CHAIN. Ideal for those seeking a project, this Three Bedroom house offers the opportunity to create a home which is close to both Emsworth Square and Marina.

The accommodation arranged over two floors with an Entrance Hall, Sitting Room with a Feature fireplace and Bay Window. Large Second Reception Room spanning the full width of the property leading on to a Conservatory. There an extension housing a Kitchen and a Shower room both of which require updating or replacement subject to the usual planning Consents. There is potential to expand into the attic, which is already boarded and accessible via a step ladder. Outside there are good size front and rear gardens. The property has a large South facing Garden with Rear Vehicular access from Thorney Road. Ample off road Parking, and a large wooden shed.

- FAMILY HOME IN NEED OF RENOVATION
- TWO RECEPTION ROOMS
- THREE BEDROOMS & STUDY/BOX ROOM
- AMPLE OFF ROAD PARKING. LARGE SHED
- SOUTH FACING GARDEN
- POTENTIAL FOR DOUBLE GARAGE
- CLOSE EMSWORTH TOWN & MARINA
- NO FORWARD CHAIN

Asking Price  
£350,000  
Freehold





## ACCOMMODATION

### Ground Floor:

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Conservatory
- Shower Room
- Separate WC



### First Floor:

- Bedroom One
- Bedroom Two
- Bedroom Three

### External:

- Front Garden
- South facing rear garden with parking to the rear.
- Shed





## LOCATION

Ideally placed a short distance from Emsworth Marina, the harbour foreshore and within half a mile of Emsworth's bustling town square which offers a good range of local shops, pubs/restaurants, cafés 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, walking and bird watching.

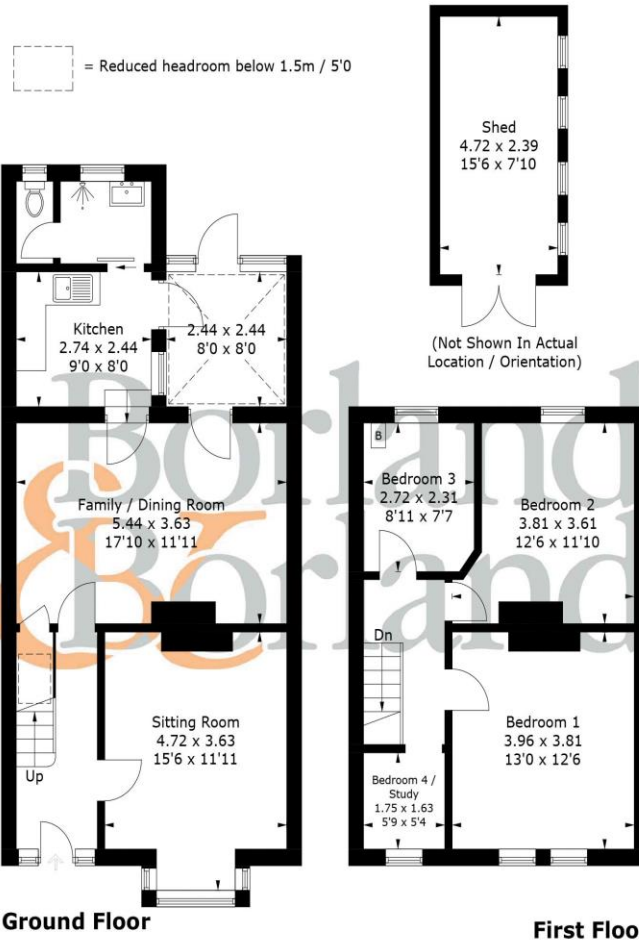
The Cathedral City of Chichester offers cultural entertainment with its renowned Festival Theatre and its art galleries. On the nearby Goodwood Estate there is horse and motor racing along with golf and flying. To the north are the South Downs, England's newest national park, known for its clarity of night skies.





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Approximate Gross Internal Area = 106.4 sq m / 1145 sq ft  
Shed = 11.3 sq m / 122 sq ft  
Total = 117.7 sq m / 1267 sq ft



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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. (ID1075551)



**Directions**  
PO10 8AX

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