



# 14 Sultan Road, Emsworth, Hampshire PO10 7PP



Borland and Borland are pleased to offer for sale this mid-terrace character home. Conveniently located within a brief stroll of Emsworth recreation ground and Railway station, Emsworth Square is a short distance to the south with its range of local shops and pubs and restaurants as well as doctor and dentist surgeries.

Accommodation comprises of front door opening into a charming sitting room with feature fireplace, Dining room opening onto kitchen. Ground floor bathroom, utility area, rear lobby/lean to leading on to rear garden laid to lawn. On the first floor are Three Bedrooms. Stairs leading to spacious loft room. EPC rating D.

- THREE BEDROOMS PLUS LOFT ROOM
- NO FORWARD CHAIN
- CHARACTER COTTAGE
- WITHIN EASY REACH OF EMSWORTH CENTRE & TRAIN STATION
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- FEATURE FIREPLACE IN SITTING ROOM
- GARDEN WITH REAR ACCESS

Asking Price  
£299,995  
Freehold





# Accommodation

## Ground Floor-

- Sitting Room
- Dining Room
- Kitchen
- Family Bathroom
- Utility Room
- Rear Lobby Lean To



## First Floor-

- Bedroom One
- Bedroom Two
- Bedroom Three
- Stairs Leading to Loft Room

## Exterior-

- Private enclosed rear garden with rear access.





## Location

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. Connects to Mainline railway station to London at nearby Havant.




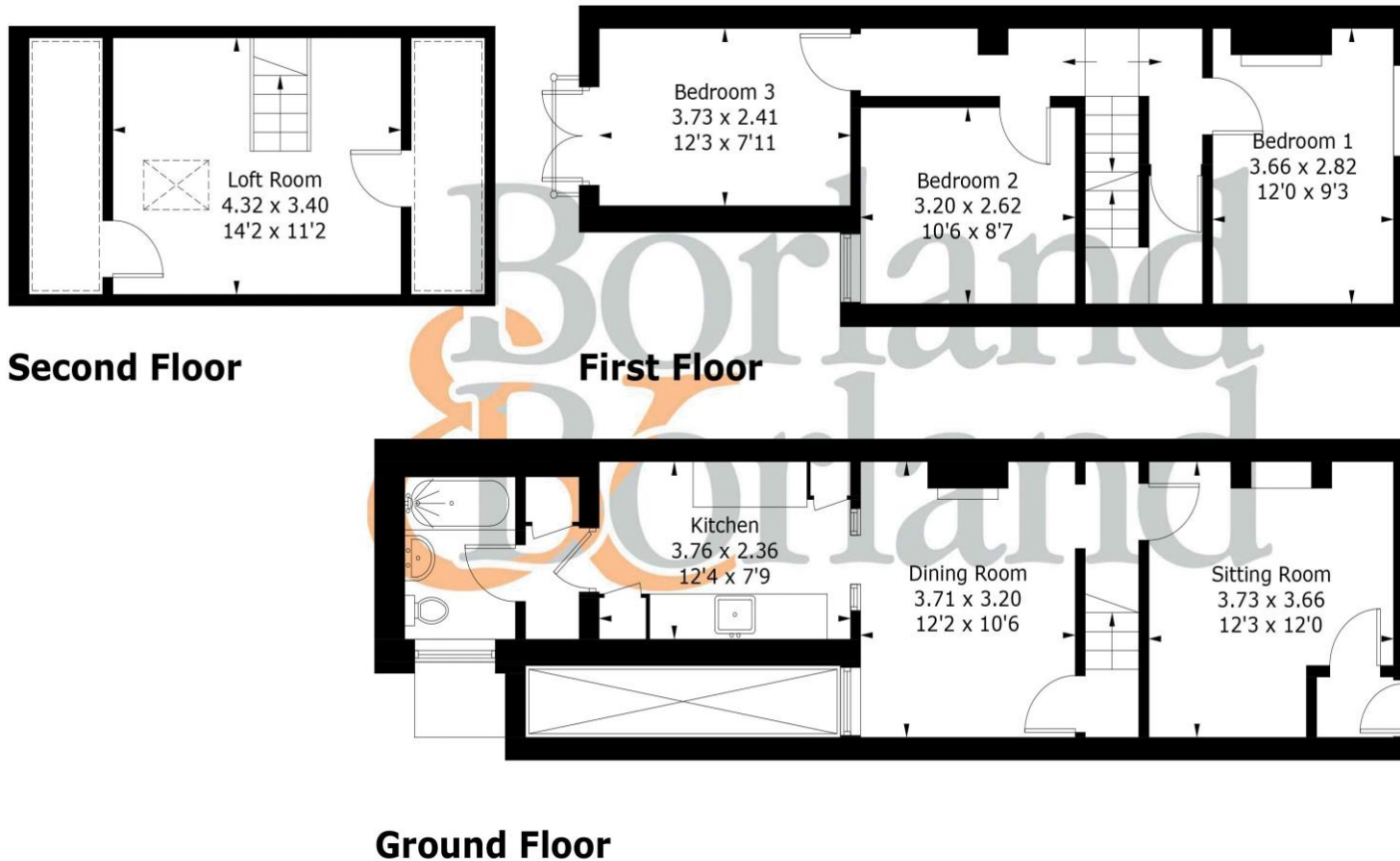


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Approximate Gross Internal Area = 104 sq m / 1119 sq ft



 = Reduced headroom below 1.5m / 5'0



## Directions

SAT NAV: PO10 7PP

## PRODUCED FOR BORLAND & BORLAND ESTATE AGENTS

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. (ID934045)

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