



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FRANKLAND TERRACE, EMSWORTH, HAMPSHIRE PO107BA

1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.

GROUND FLOOR
520 sq.ft. (48.3 sq.m.) approx.

Directions
SATNAV PO10 7BA





Central Emsworth location with the advantage of an off road parking space. Delightful Linked Detached home in the heart of Emsworth's Conservation Area. Situated on this much requested development, the property offers comfortable living with attractive accommodation, a walled courtyard garden plus off road parking and garage. Accommodation: Entrance Hall. Cloakroom. Sitting/Dining Room. Kitchen. First Floor Three Bedrooms. Bathroom. Gas Heating. Double Glazing.

The property is within walking distance of Emsworth's town centre shops, pubs, restaurants, doctors' surgery, dentists, library, bus service and train station. Emsworth also boasts two sailing clubs and a marina. The historic Cathedral city of Chichester with its renowned Festival Theatre lies approximately 7 miles to the east whilst the junction with the A27 is only about 1.5 miles away providing access west along the coast to Portsmouth and east to Brighton. The nearby A3/M intersection at Bedhampton provides access north to Petersfield and to London. Easy access is afforded to London via the A3 and mainline rail station at Havant.



- DELIGHTFUL HOME IN CONSERVATION AREA
- CENTRAL EMSWORTH
- SITTING/DINING ROOM, CONSERVATORY.
- FITTED KITCHEN. CLOAKROOM.
- THREE BEDROOMS. BATHROOM

- DOUBLE GLAZING. GAS HEATING.
- WALLED COURTYARD GARDEN
- GARAGE & PARKING SPACE
- EASY WALK TO SHOPS & HARBOUR.
- NO FORWARD CHAIN