



27 Orchard Lane, Emsworth PO10 8BH



TAKE THE VIRTUAL TOUR... Borland and Borland are pleased to present for sale this delightful, modern semi detached Chalet style home offering versatile accommodation. Situated in a sought after location, with only a short walk of St Peter Pond, Mill Pond and Emsworth town centre.

Accommodation comprises: Ground floor Entrance Hall with Cloakroom. Sitting Room. Ground floor Bedroom. Modern fitted kitchen opening onto Dining Area. Conservatory. To the first floor two double Bedrooms and family bathroom with bath and separate shower. Good sized west facing enclosed rear garden with garage and workshop. This property benefits from off road parking, double glazed windows and gas central heating.

- SEMI DETACHED CHALET STYLE HOME
- THREE BEDROOMS
- VERSATILE ACCOMMODATION
- OFF ROAD PARKING
- WELL PRESENTED THROUGHOUT
- EAST - WEST ASPECT
- GOOD SIZED WEST FACING REAR GARDEN
- WITHIN A SHORT DISTANCE OF ST PETER POND & EMSWORTH TOWN CENTRE

Asking Price

£525,000

Freehold





ACCOMMODATION

Ground floor:

- Entrance Hall
- Sitting Room
- Kitchen/ Dining Room
- Conservatory
- Bedroom 3
- Cloakroom



First Floor:

- Bedroom 1
- Bedroom 2
- Family bathroom with bath and separate shower

Exterior:

- Enclosed west facing rear garden
- Garage with workshop
- Off road parking





LOCATION

Emsworth is situated on the upper reaches of Chichester Harbour, an Area of Outstanding Natural Beauty which sits on the West Sussex Hampshire border with easy access to open countryside and to the south is Chichester Harbour, renowned for sailing and coastal walks. The property is within easy reach of bus routes and major roads and rail links to London and the south coast. The Cathedral City of Chichester is located approximately seven miles to the east providing multiple shopping outlets, internationally renowned theatre with golf, flying, horse and motor racing at nearby Goodwood.



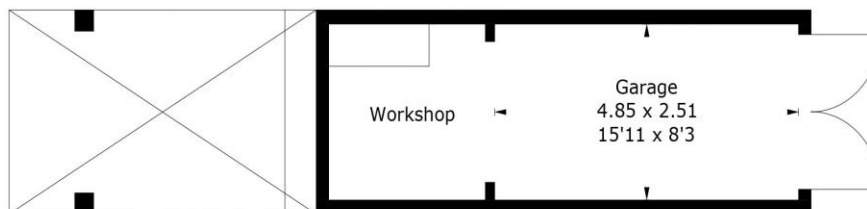



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Approximate Gross Internal Area = 109.8 sq m / 1182 sq ft

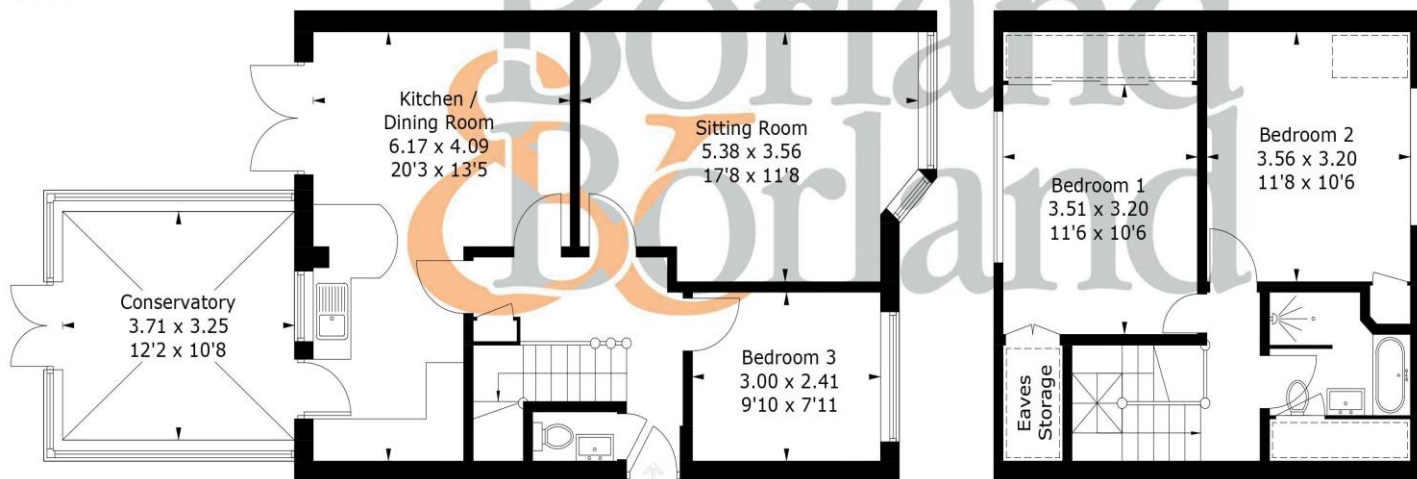
Garage = 18.7 sq m / 201 sq ft

Total = 128.5 sq m / 1383 sq ft



 = Reduced headroom below 1.5m / 5'0

(Not Shown In Actual Location / Orientation)



Ground Floor

First Floor

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. (ID???????)

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Directions

SAT NAV: PO10 8BH

9a High Street, Emsworth, Hampshire PO10 7AQ

Tel: 01243 377655

property@borlandandborland.co.uk

www.borlandandborland.co.uk

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