



11 Queen Street, Emsworth, Emsworth PO10 7BJ



Sumptuous interiors are a feature of this elegant Grade II listed, Georgian town house believed to date from 1780. Thoughtfully updated to retain the property's character, the rich decor and furnishings give this home an air of charm with a contemporary twist. Situated in the heart of Emsworth's conservation area within easy reach of local amenities and the harbour. Accommodation comprises of: Sitting Room, Kitchen/ Dining Room, Cloakroom, Cellar. On the First floor there are Two Bedrooms and a Family Bathroom; on the second Floor is a suite including Bedroom & Ensuite Shower Room. The delightful south/east facing rear garden is fully enclosed with flint and brick boundary walls. On road parking permits available via Havant Borough Council. Viewing is essential to appreciate this charming home.

- ELEGANT GRADE II LISTED TOWNHOUSE
- CENTRAL EMSWORTH CONSERVATION AREA
- 3 BEDROOMS & 2 BATHROOMS
- DELIGHTFUL SOUTH/ EAST FACING WALLED GARDEN
- KITCHEN/ DINING ROOM OVER LOOKING REAR GARDEN
- CLOAKROOM & CELLAR
- PARKING PERMIT AVAILABLE
- IMMACULATE THROUGHOUT

Asking Price
£655,000
Freehold





ACCOMMODATION

Ground Floor:

- Sitting Room
- Kitchen/Dining Room
- Cloakroom
- Stairs to Cellar



First Floor:

- Bedroom One
- Bedroom Three
- Family Bathroom

Second Floor:

- Bedroom Two with
Ensuite Shower

Exterior:

- Walled Rear Garden, fully enclosed





LOCATION

Conveniently located in the heart of Emsworth Conversation Area, the town square is moments away with its range of local shops & restaurants, amenities, including doctor's surgery, dentist, post office and church.

Located in the upper reaches of Chichester Harbour an area of outstanding natural beauty, which is close to the foreshore and Emsworth Mill Pond and has good road, rail and bus links to Chichester, Havant and London.




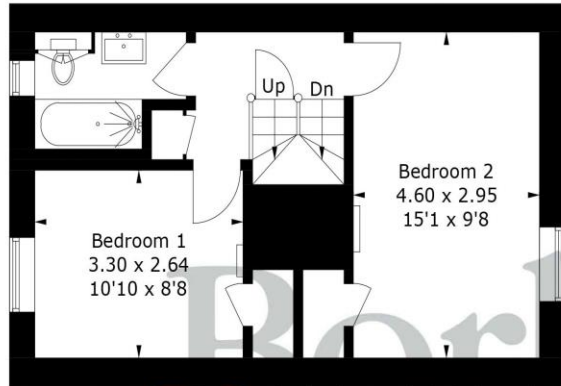


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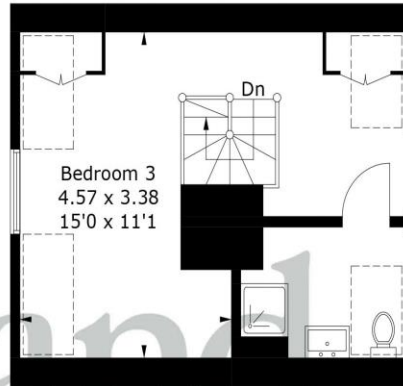
Approximate Gross Internal Area = 134.6 sq m / 1449 sq ft
(Including Cellar)



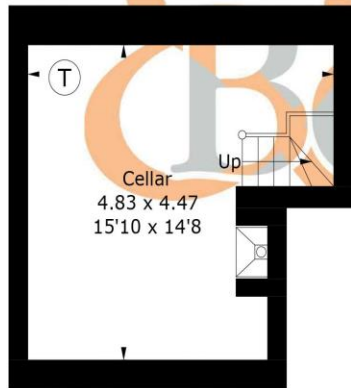
 = Reduced headroom below 1.5m / 5'0"



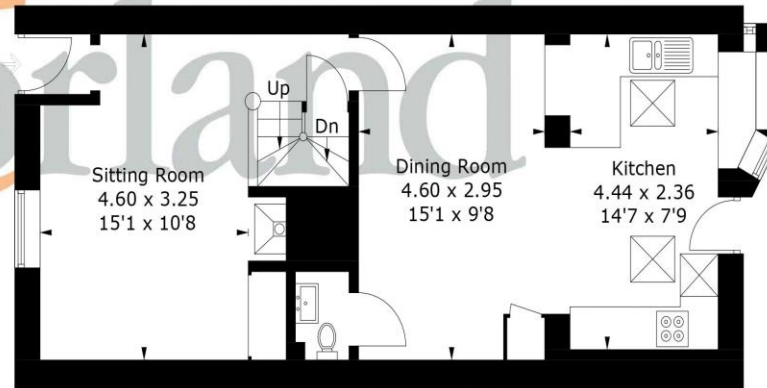
First Floor



Second Floor



Lower Ground Floor



Ground Floor

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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. (ID1048560)



Directions
SAT NAV: PO10 7BJ

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