



9 Harbour Way, Emsworth,
Emsworth PO10 7BE



FABULOUS WATERFRONT PROPERTY + QUAYSIDE MOORING SUITABLE FOR A SMALL BOAT... Two bedrooms and stunning views over the Slipper Pond. Situated in a sought-after private road and as well as being close to the water, it is within walking distance of Emsworth town centre with its assortment of coffee shops, bars, restaurants and traditionally run shops. There are excellent rail and road links to all major towns and cities. The property comprises of sitting room, kitchen diner, two double bedrooms and bathroom. Other benefits include a low maintenance courtyard garden, additional storage, freshly redecorated throughout and on road parking. Viewing is essential. EPC: C Council Tax : C

- Waterfront Location
- Two Double Bedrooms
- Courtyard Garden
- Walking Distance of Central Emsworth
- Newly Decorated
- Mooring for a small boat
- Gas Central Heating
- No Forward Chain

Asking Price
£395,000
Leasehold





ACCOMMODATION

Ground Floor:

- Sitting Room
- Bedroom One
- Shower Room
- Bedroom Two
- Kitchen/Breakfast Room



External:

- Courtyard Garden
- Storage Shed
- Mooring for a small boat

Years remaining on lease: Approx 950 years





LOCATION

Situated within Emsworth Conservation Area, close to Dolphin Cut/Chichester Harbour and Slipper Millpond with views to both the South Downs and Chichester Harbour. The property is also a short stroll from Emsworth Square with its local shops, green grocers, doctor & dentist surgeries and cafes/eateries.

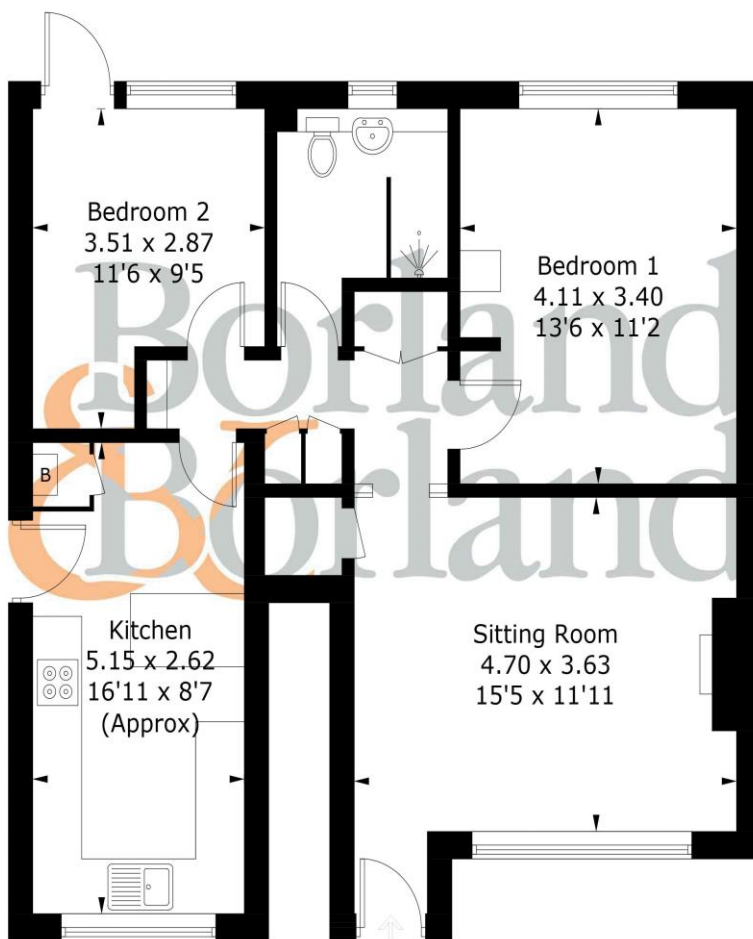
The Cathedral City of Chichester is in close proximity with its shopping outlets and renowned Chichester Festival Theatre, as well as golf, flying, horse & motor racing at nearby Goodwood Estate. Easy access to London and the South Coast via A3, A27 or by rail at Havant Station.





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Approximate Gross Internal Area = 68.1 sq m / 733 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. (ID1072679)

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Directions

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