



70 Westbourne Avenue, Emsworth, Emsworth PO10 7QU



NO FORWARD CHAIN. Detached Family home in this sought after tree lined avenue which backs on to open pasture land. Coming to the market after many years in the same family's ownership, the property now requires the updating for a new family to create a treasured home.

Approached over its own Driveway to an attached garage with a mature front garden suitable for further off road parking. The Ground Floor Accommodation comprises Spacious Entrance Porch/Boot Room, Entrance Hall, Sitting/Dining Room, Kitchen, Utility/Storage Room, Cloakroom. Upstairs there are three Bedrooms and a Family Shower Room. Gas Heating. The mature rear garden is a delight, laid to lawn Flower and shrub borders mature trees. Two Sheds and backing on to pasture land.

- DETACHED FAMILY HOME
- THREE BEDROOMS
- GOOD SIZED PLOT
- GARAGE & AMPLE PARKING
- BACKING ON TO PASTURE LAND
- IN NEED OF UPDATING
- REQUESTED LOCATION
- NO FORWARD CHAIN

Asking Price
£550,000
Freehold





ACCOMMODATION

Ground Floor:

- Porch
- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Utility Room
- Cloakroom



First Floor

- Bedroom One
- Bedroom Two
- Bedroom Three
- Wet Room
- Separate WC

External

- Garage
- Mature front garden
- Driveway
- Private enclosed rear garden





LOCATION

Emsworth is a thriving harbour side town offering a range of shops and local amenities including doctor/dentist surgeries, tearooms, pubs and a range of restaurants, leading down to the Harbour with its slipways and sailing clubs. Emsworth is situated on the upper reaches of Chichester Harbour which is a designated National Landscape formerly Area of Outstanding Natural Beauty.

London and the Continent is with in easy reach via major road and rail links, ferry ports at nearby Portsmouth. The cathedral City of Chichester is approx. 7 miles to the East with Major shopping outlets, renowned Festival Theatre with Golf, Flying, Horse and motor racing on the nearby Goodwood Estate. **VIEWING ESSENTIAL.**





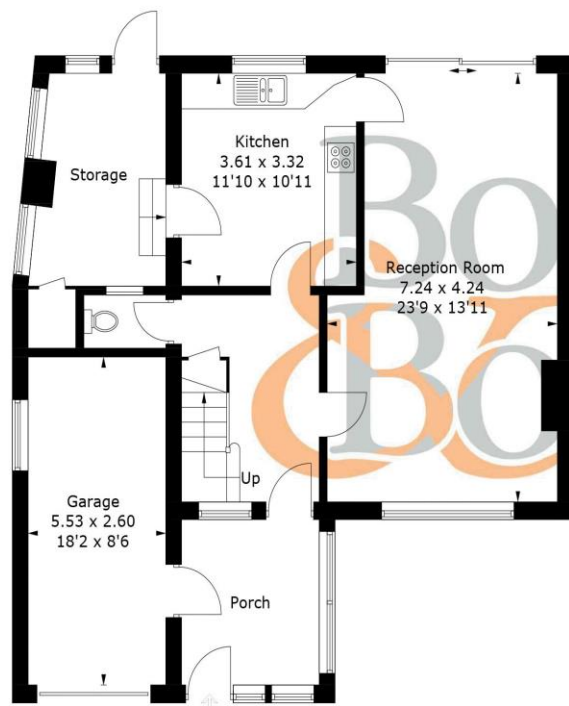
70, Westbourne Avenue, PO10 7QU

Approximate Gross Internal Area = 141.0 sq m / 1518 sq ft

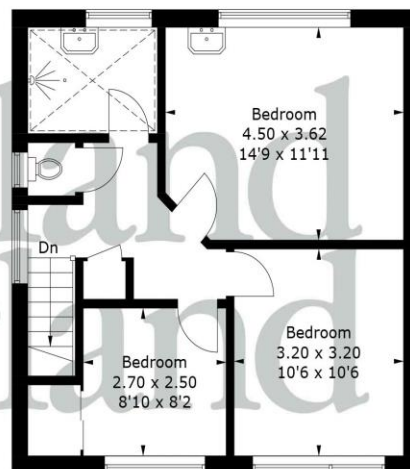
(Including Garage)

Outbuildings = 14.6 sq m / 157 sq ft

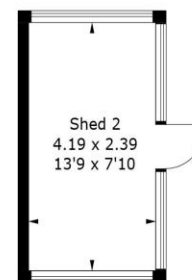
Total = 155.6 sq m / 1675 sq ft



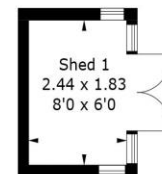
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Directions

SAT NAV: PO10 7QU

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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. (ID1069658)

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