



Directions
Sat Nav:- PO10 7EB





Rarely available, this attractive end of terrace home dates from the last century and has been thoughtfully extended and refurbished to provide an enviable home in an elevated position, overlooking the millpond and moments from Emsworth Square.

Accommodation: Entrance Hall, Cloakroom, Sitting Room, Dining Room, Extended Kitchen, Conservatory opening on to a charming Landscaped East facing Rear Garden.

First Floor: Two Double Bedrooms, Bathroom. Second Floor: Dual Aspect occasional room in Attic Space. Warmed by gas central heating. Double glazed windows.

The property benefits from a West Facing Terrace to the front elevation, overlooking The Mill Pond and a delightful East facing, rear garden with side pedestrian access and rear vehicular access to detached garage. Direct and easy access to Emsworth Centre.

Emsworth is situated on the upper reaches of Chichester Harbour, an Area of Outstanding Natural Beauty. Easy access is afforded by road and rail to Chichester, Portsmouth, the A3, the M27 and London. The property is well placed for coastal walks, sailing clubs and a stroll in to Emsworth Village with its range of local shops, restaurants, pubs and dentist and doctors surgeries. Golf, flying, motor and horse racing at nearby Goodwood. Chichester is seven miles to the east and the South Downs are to the north.



- OVERLOOKING EMSWORTH MILL POND
- END OF TERRACE HOME
- TWO RECEPTION ROOMS
- EXTENDED FITTED KITCHEN
- CONSERVATORY

- TWO DOUBLE BEDROOMS, LARGE BATHROOM
- SPACIOUS OCCASIONAL LOFT ROOM
- GAS HEATING & DOUBLE GLAZING
- DETACHED GARAGE
- NO FORWARD CHAIN