



Westcott Lodge, 1 Frobisher Gardens, Emsworth PO10 7AS



TAKE THE VIRTUAL TOUR. Situated in the heart of Emsworth, in a very desirable location, is this Two Bedroom home. It offers inverted living, with a spacious and bright Sitting/Dining Room on the first floor and Two Bedrooms on the ground floor, one with Ensuite shower room. The patio doors in each bedroom, leading to private courtyard gardens, gives an airy yet cosy feel to this appealing property; the interesting, spiral staircase adds to this appeal.

There are two Private Courtyards plus the use of the private Residents' Communal Garden. This property also benefits from a Garage with electric, remote-control door and a Parking Space to the front. Its central location means access to Emsworth high street is a few moments' walk, with its range of independent shops, post office, doctor/dentist surgeries, cafés & pubs. Viewing Strongly Recommended.

- CENTRAL LOCATION
- SPACIOUS LIVING ROOM
- APPEALING HOME
- TWO BEDROOMS TWO BATHROOMS
- PVC DOUBLE GLAZED REPLACEMENT WINDOWS
- TWO COURTYARD GARDENS
- COMMUNAL RESIDENTS' GARDEN
- GARAGE WITH PARKING TO FRONT

Guide Price
£495,000
Freehold





ACCOMMODATION

The accommodation for this Bright & Appealing Property comprises:

GROUND FLOOR

- Entrance Hall
- Bedroom 1 with Ensuite Shower & patio doors to courtyard
- Bedroom 2 with patio door to courtyard
- Family Bathroom

FIRST FLOOR

- Large Living/Dining Room with triple aspect
- Fitted Kitchen

OUTSIDE

- Two Private Courtyards
- Residents' Communal Garden
- Garage with remote control door
- Parking Space to the front

NB. Service Charge for communal grounds of approx. £260/annum





LOCATION

The property's location is within a short stroll of Emsworth's shops, post office, cafés, restaurants, doctor/dentist surgeries and bus service. It is moments from the Mill Pond and harbour foreshore, with its coastal walks & views. Emsworth also has two Sailing Clubs for those who enjoy waterside pursuits.

Emsworth is located on the upper reaches of Chichester Harbour, an Area of Outstanding Natural Beauty. It has a thriving community with the added advantage of the South Downs National Park to the north and the Cathedral City of Chichester to the east. Chichester is renowned for its Festival Theatre and Goodwood events.

There are excellent road and transport links with easy access to Brighton, Chichester, Portsmouth ferries & London via the A27 & A3, and via train stations at Emsworth & nearby Havant.

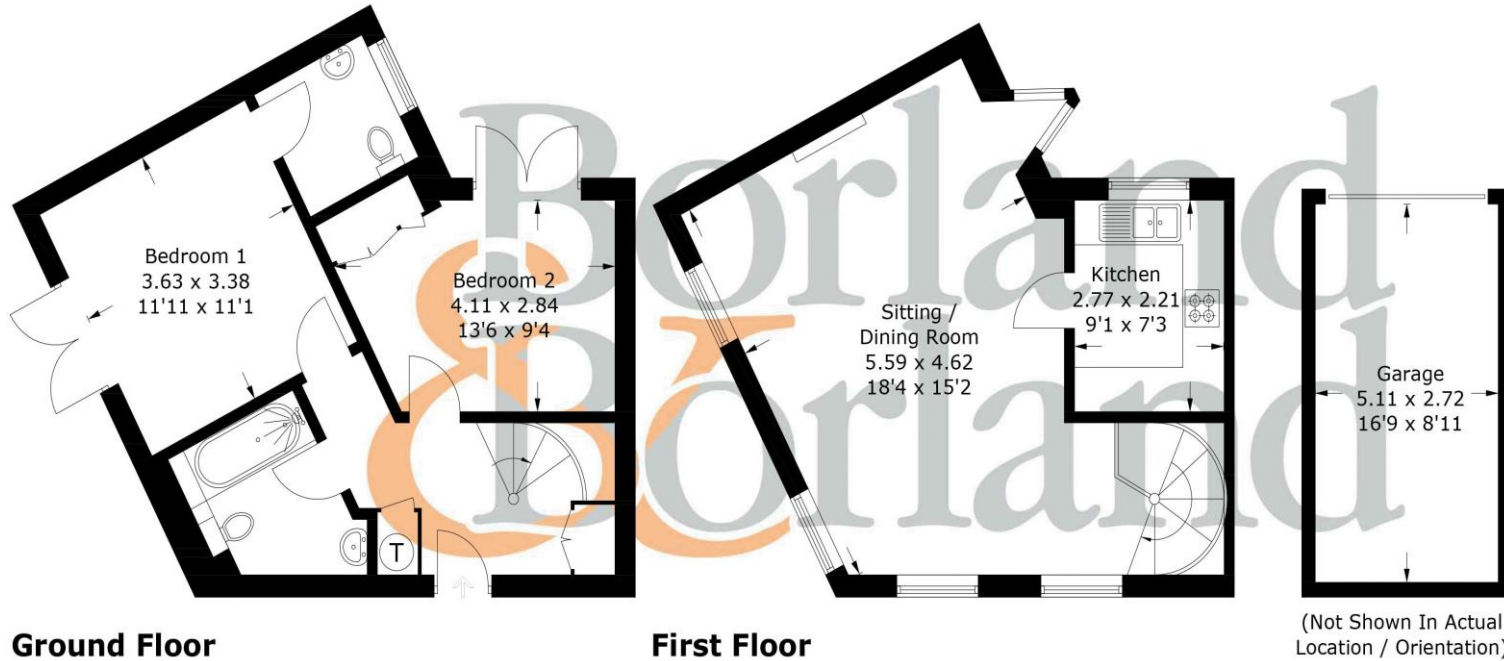
* * * * *





Frobisher Gardens, PO10

Approximate Gross Internal Area = 82.7 sq m / 890 sq ft
 Garage = 13.8 sq m / 148 sq ft
 Total = 96.5 sq m / 1038 sq ft



Directions: PO10 7AS

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. (ID837656)

‘IMPORTANT NOTICE Borland & Borland gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information with the particulars by inspection or otherwise. 3. Borland & Borland does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Borland & Borland does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and Borland & Borland will try to have the information checked for you.

9a High Street, Emsworth, Hampshire PO10 7AQ

Tel: 01243 377655

property@borlandandborland.co.uk

www.borlandandborland.co.uk

