





# 14 Cumberland Avenue, Emsworth

Hampshire PO10 7UH



Borland and Borland are pleased to present this detached three bedroom bungalow situated on the northern fringe of Emsworth, close to Hollybank Woods and within easy reach of the South Downs National Park. Emsworth is located on the upper reaches of Chichester Harbour and is a bustling harbourside town famed for its sailing, safe harbour and coastal walks.

Accommodation: Entrance Hall. Large L shaped Sitting Room. Dining Room/Bedroom 3. Spacious Kitchen/Breakfast Room. Two Double Bedrooms. Wet Room. Additional separate Cloakroom. Warmed by Gas central Heating and Double Glazing. Outside there is a Driveway and Brick built garage.

- DETACHED BUNGALOW
- FLEXIBLE ACCOMODATION
- SPACIOUS KITCHEN/BREAKFAST ROOM
- L-SHAPED SITTING ROOM
- DINING ROOM/BEDROOM 3
- WET ROOM
- GAS HEATING & DOUBLE GLAZING
- CLOSE TO HOLLYBANK WOODS

Asking Price  
£530,000









## ACCOMMODATION

- Spacious South facing Sitting Room
- Kitchen/ Dining Room
- Two Double Bedrooms
- Bedroom 3
- Shower Room with W.C
- Separate W.C



## Exterior

- Driveway with off road parking
- Single garage with metal up and over door
- Enclosed rear garden mainly laid to lawn with patio area









## LOCATION

With the advantage of being situated between the upper reaches of Chichester Harbour and the South Downs National Park, Hollyhill House is in an ideal location for those who enjoy both countryside and water pursuits. Conveniently located within approximately half a mile of the property is Westbourne Village centre offering a variety of local amenities.

To the south lies Emsworth's thriving square offering a good choice of local shops, cafés/restaurants and two sailing clubs. Nearby Havant town is a transport hub providing mainline rail services to London and the South Coast, and access to the south coast motorways and the A3 to London.

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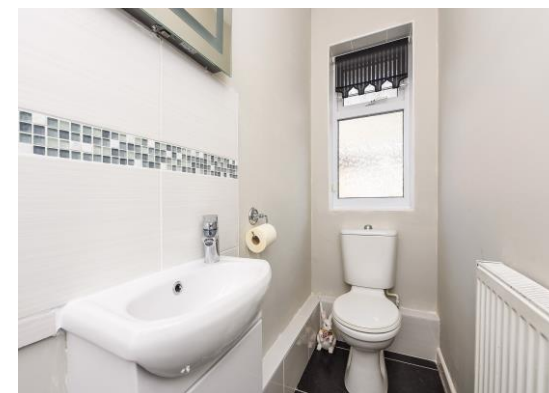
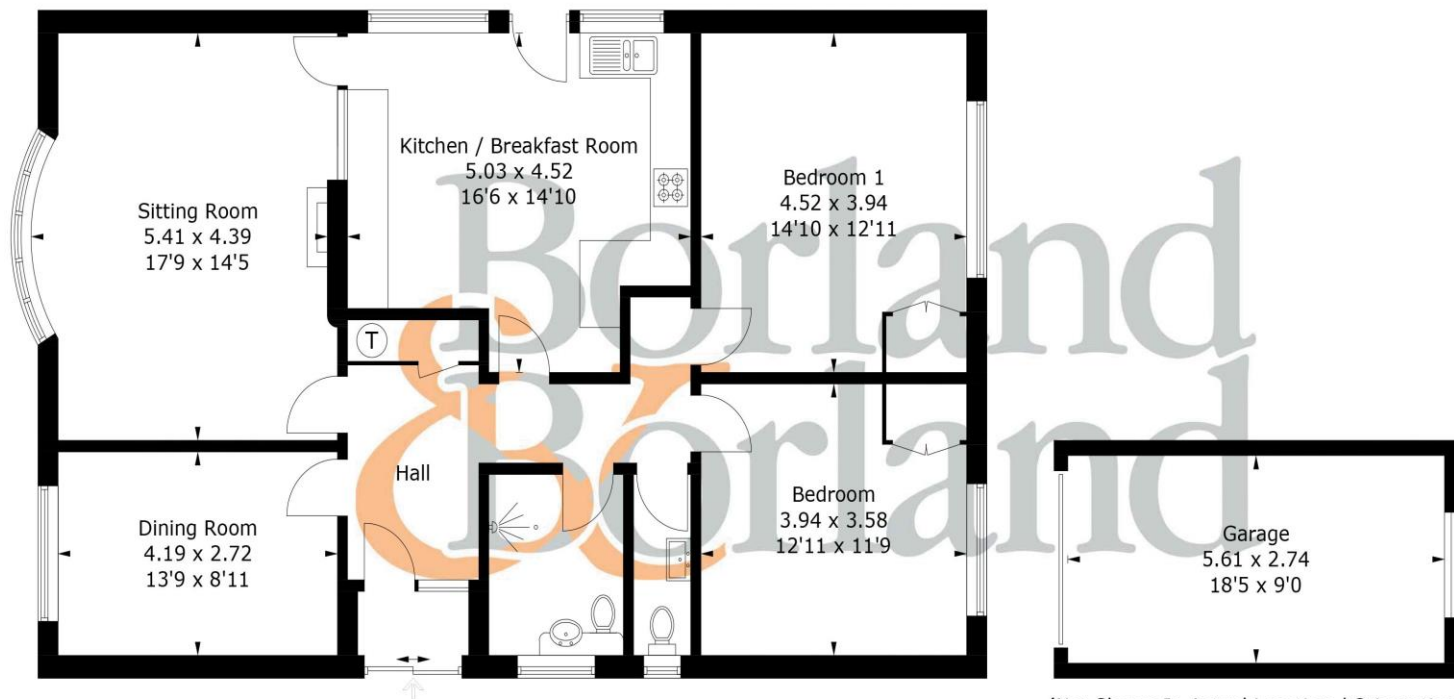






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Approximate Gross Internal Area = 112.4 sq m / 1210 sq ft  
Garage = 15.4 sq m / 166 sq ft  
Total = 127.8 sq m / 1376 sq ft



**Directions**

SAT NAV: PO10 7UH

## 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. (ID909136)

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