



School Lane, Emsworth, PO10 7ED

- An Impressive Four Double Bedroom Semi-Detached Town House
- Open Plan Kitchen Diner
- Utility Room
- Prime Close To High Street Location

ASKING PRICE £625,000

- Driveway With Parking For Two Cars
- Enclosed Private Patio Garden
- Excellent Local Schools Nearby
- Use Of Private Residential Gardens



This beautifully presented four double-bedroom town-house is not only a gem in a superb location but also very rare to come by throughout the whole of Emsworth. It stands close to the heart of Emsworth's Highstreet which is one of Hampshire's most desirable areas and therefore, it's not often a property comes up for sale here. The property is well presented and carefully thought out from the stylish colour palette, contemporary fixtures and fittings to the floors, radiators and doors. Everything is in keeping with the age & feel of the property but taking on a modern twist, you also have off street parking for two cars.

Set over three floors, there is ample space for family time and sophisticated entertaining in the 26ft open plan living spaces on the first floor, where you'll be delighted to see constant natural light flooding in from all sides. While this property sits peacefully tucked down a side road from the hubbub of the high street, it remains brilliantly well-connected with Emsworth Station close by and those fanatical about sailing will be delighted to know, Emsworth sailing club is within easy reach. The highly acclaimed Emsworth primary school is within a short drive meaning catchment area acceptance will be easily met and the cosmopolitan shops, bars and restaurants on the high street are only a stone's throw away, so this uniquely characterful property will appeal to many.

On the first floor, you will find the refitted kitchen with a wrap-around breakfast bar and all integrated appliances. The breakfast bar has space on one side for stools providing a sociable cooking area where friends & family can pull up a stool and keep the chef company. You also have a ground-floor utility room for those who like to keep their white goods separate and away from the kitchen. This room is open plan to the lounge diner which is a cosy and comfortable place to kick back and relax and offers enough space for a large dining room table to fit the whole family.

To the middle and back of the ground floor are two spacious bedrooms filled with windows and featuring their own shower room close by bringing the total amount of washrooms to three, and with three toilets, those morning queues will be a thing of the past. The ground floor is connected by the impressive long entrance hallway bringing the main living areas of this impressive home together.

Up to the top floor are two double bedrooms one of which is the master with its own modern en suite shower room. The family bathroom is nestled in between with a bath & shower overhead easily serving both bedrooms. With a choice of four double bedrooms at this property, you definitely have the option of hosting friends and family coming to stay and enjoying their own space with washing facilities all on one floor.

As well as having the shops practically on your doorstep you also have Mill Pond which is ideal for those who require a place to walk the dog, you also have two outside spaces. Your own private enclosed patio is accessible from the ground floor and beyond that is the private and wonderfully kept residential garden, perfect for relaxing in after a long day! The back south/west-facing patio is the perfect spot for those summer barbeques or to use for storing paddle boards or bikes. The additional back residential gardens have beautiful shrubs and raised flower beds with benches and open lawned areas where you can enjoy a glass of vino and take five minutes of peace and quiet. Both receive sunshine all day long and they are completely enclosed by high walls and only accessible by the 12 residents who live there giving you security and privacy.

Emsworth is located West of The city of Chichester. The roads are quiet, and the area consists of some commercial units with businesses ranging from butchers, florists and bakers to offices and artists' creative studios. There are plenty of local gastro pubs and eateries some of which offer discounts to residents. In the summer months, the community holds street parties and events giving an excellent community atmosphere throughout this quirky town.

Trains from Emsworth station, or buses from the end of your road itself, take you directly and quickly into central Portsmouth which is well known for its variety and quality of shopping, dining and cultural opportunities. Trains run from Emsworth to London Victoria in just over an hour (with slightly longer services running from Portsmouth) and the A27 is approximately ten minutes by car. Viewings of this property are highly recommended.



Accommodation

GROUND FLOOR

ENTRANCE HALLWAY

STUDY

7' 11" x 7' 01" (2.41m x 2.16m)

BEDROOM THREE

14' 6" x 9' 10" (4.42m x 3.00m)

W/C & SHOWER ROOM

BEDROOM FOUR

11' 05" x 9' 10" (3.48m x 3.00m)

FIRST FLOOR

KITCHEN/SITTING/DINING ROOM

26' 01" x 16' 06" (7.95m x 5.03m)

SECOND FLOOR

BEDROOM ONE

16' 06" x 11' 11" (5.03m x 3.63m)

EN SUITE

BEDROOM TWO

10' 09" x 7' 06" (3.28m x 2.29m)

BATHROOM

OUTSIDE

OFF STREET PARKING

PATIO GARDEN


PRIVATE RESIDENTIAL GARDEN



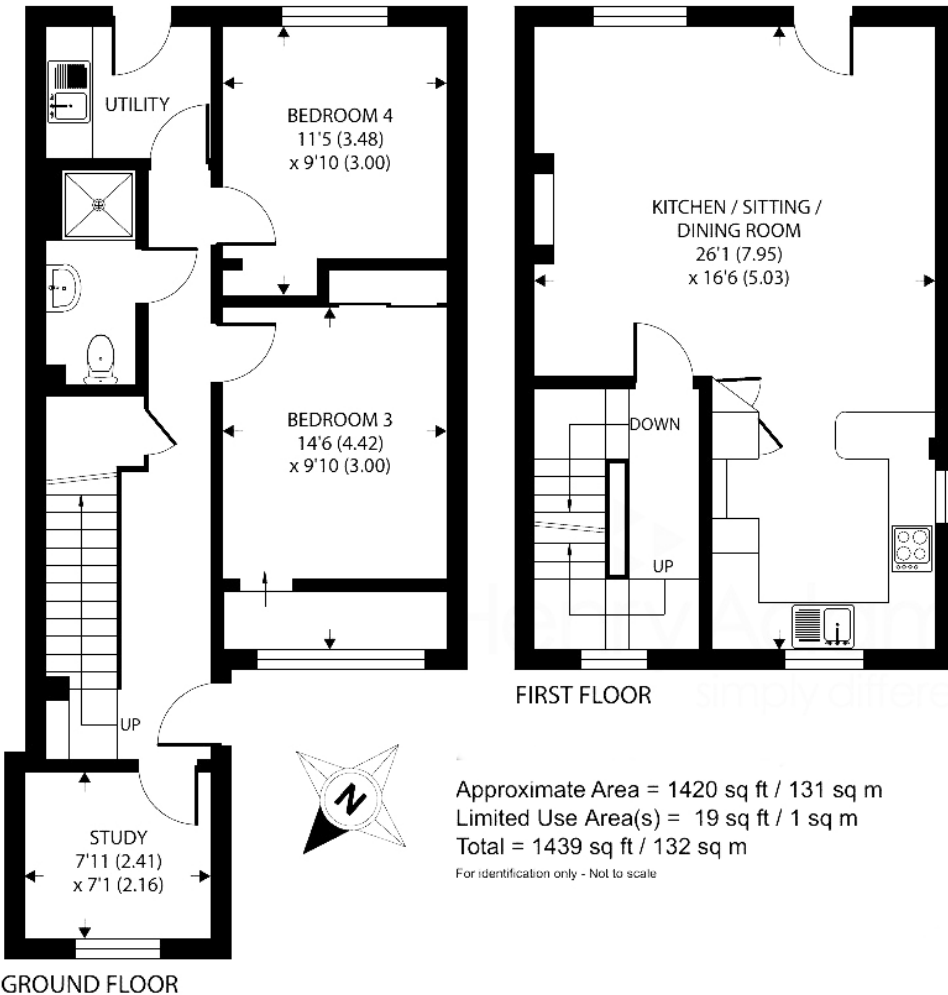
Picture this...

This is the ideal property to come home to after a long day! Relaxing in your private rear patio garden whilst enjoying a few drinks in the sun...could there be a better way to switch off?

Why not take a drive into Portsmouth and really soak up that cosmopolitan atmosphere by exploring the wide range of bars, restaurants and shops on offer? That city really is known for its entertainment and lifestyle.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		
69-80 C		
55-68 D	55	
39-54 E		
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



Approximate Area = 1420 sq ft / 131 sq m
 Limited Use Area(s) = 19 sq ft / 1 sq m
 Total = 1439 sq ft / 132 sq m
 For identification only - Not to scale

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