

NEXA PROPERTIES

MAIN ROAD, EMSWORTH

ASKING PRICE £260,000









Offered with NO FORWARD CHAIN, this delightful character cottage enjoys a sought-after position just moments from the picturesque Slipper Mill Pond and within easy walking distance of Emsworth Square. Full of charm and period appeal, the property benefits from a front seating area overlooking the mill pond, providing the perfect spot to relax and enjoy the peaceful surroundings.

The ground floor accommodation comprises a welcoming sitting room with a feature fireplace and attractive views across the well-maintained communal gardens. To the rear, the kitchen/breakfast room offers a range of storage units and space for appliances, whilst the conservatory provides valuable additional living space with plumbing for a washing machine and views over the courtyard garden.

On the first floor, there are two bedrooms including a generous double bedroom to the front and a second bedroom which would make an ideal guest room, nursery or home office. The accommodation is completed by a modern shower room fitted with a white suite including a wash hand basin, WC and shower cubicle.

Externally, the property enjoys an enclosed courtyard garden offering a low-maintenance outdoor space ideal for dining and entertaining. Situated in the heart of Emsworth, the cottage is perfectly positioned to enjoy the town's excellent range of independent shops, cafés, pubs, restaurants and waterside walks, with sailing clubs and marinas nearby for those who enjoy life on the water. Agents note - virtual dressing may have been used on images on this listing. The front gardens belong to number 2.

- NO FORWARD CHAIN
- WALK TO EMSWORTH
- KITCHEN BREAKFAST ROOM
- LOW MAINTENANCE OUTSIDE SPACE
- WATERSIDE LOCATION
- TWO BEDROOMS
- CHARACTER COTTAGE
- SLIPPER MILL VIEWS

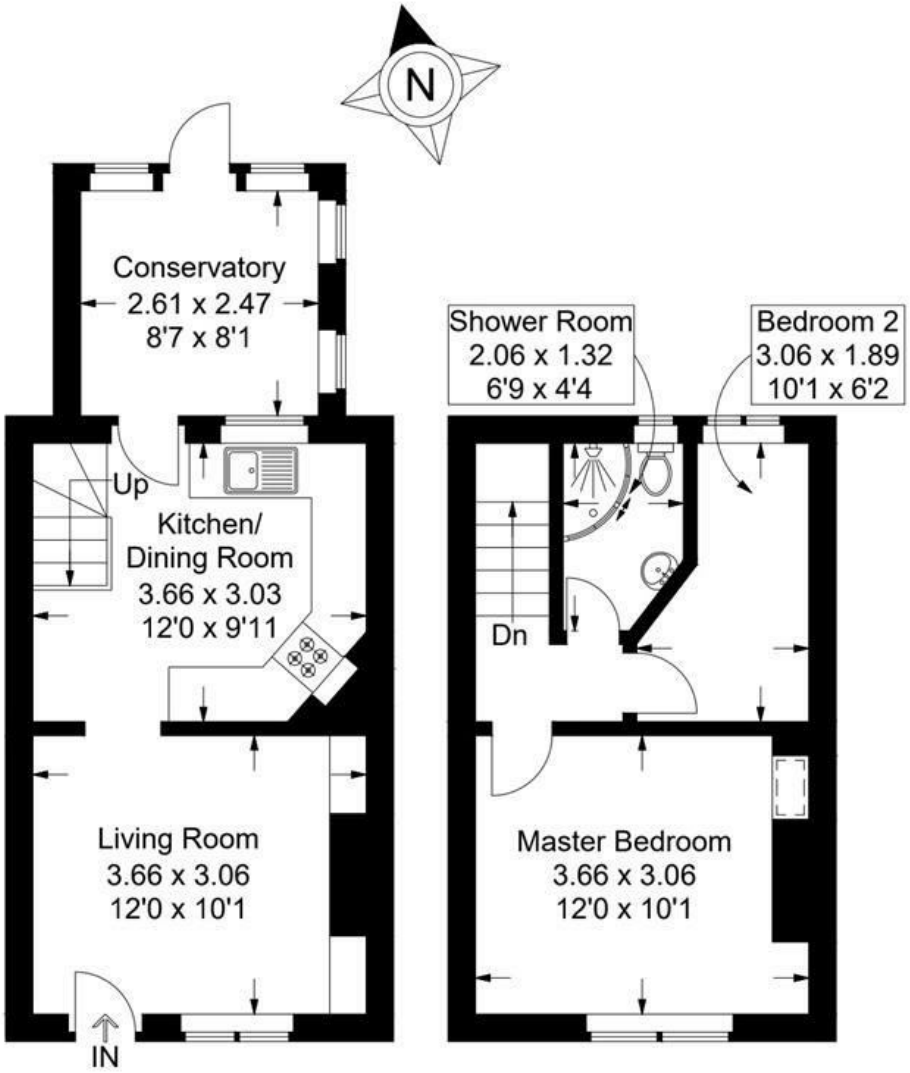






Butlers Yard, Main Road, Emsworth

Approximate Gross Internal Area = 53.3 sq m / 574 sq ft
(Excluding Reduced Headroom / Eaves)
Reduced Headroom = 0.1 sq m / 1 sq ft
Total = 53.4 sq m / 575 sq ft



Ground Floor First Floor

=Reduced headroom below 1.5m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.