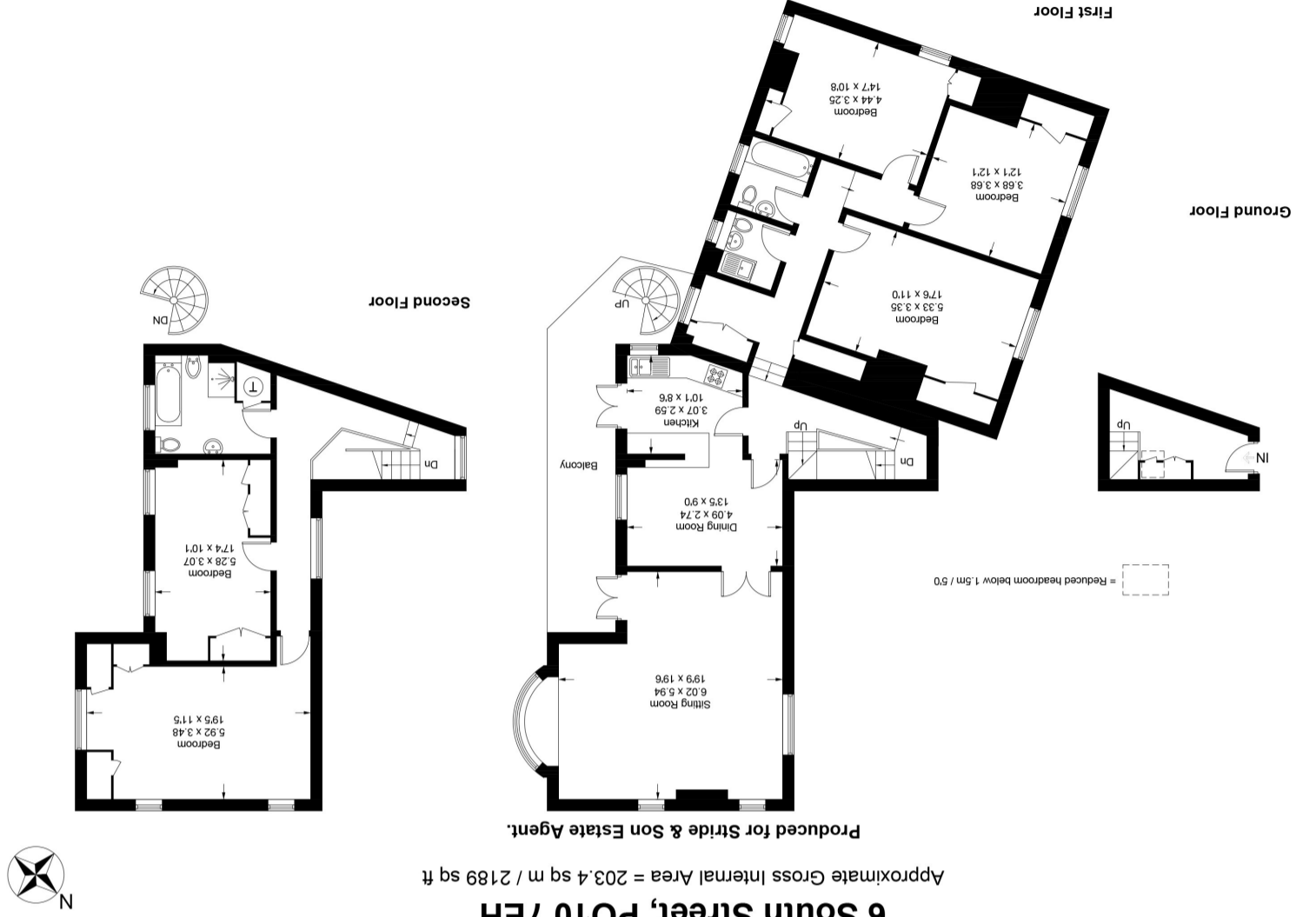


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by Emzo Marketing 2021. (ID792575)



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Emsworth

Saffron House, 6 South Street, Emsworth, Hampshire, PO10 7EH.

Situated in the heart of Emsworth approximately 100 yards from the harbour a unique **first and second storey maisonette**. The property which forms part of a Grade II listed property offers **5 bedrooms** having been updated some years ago but retaining much of its original character with panelled walls and a south facing balcony and private south and east facing walled courtyard garden. The property has well appointed kitchen, two bathrooms, cloaks/utility and magnificent living and dining rooms. The property is within easy walking distance of the Town's excellent local shops, pubs and restaurants and also both the harbour and main line train and bus services. The property enjoys a predominantly southerly aspect with panoramic roof top views over the Town and harbour beyond.

The accommodation is arranged as follows:

Covered entrance with glazed front door to:

ENTRANCE HALL: Store cupboard. Parquet flooring. Radiator. Stairs to:

1st FLOOR LANDING: Three radiators. Shelved dresser unit. Deep store cupboard. Door to:

DINING ROOM: 13'5 x 9'. Polished oak flooring. Radiator. Double doors to:

SITTING ROOM: 19'9 x 19'9 max. (L shaped). Fireplace with fitted coal effect gas fire. Range of fitted bookshelves with cupboards below. Two radiators. South facing bay window. TV aerial point. Double French windows to roof terrace.

From the dining room and archway leads to

KITCHEN: 10'1 x 8'6. Range of fitted base and wall cupboards with granite work surface. Inset 1 ½ bowl stainless steel sink. Plumbing for dishwasher. Double electric oven with gas hob and cooker hood over. Integrated fridge/freezer. Larder cupboard. Glazed double doors to roof terrace.

BEDROOM 1: 17'6 x 11'. Fireplace with timber surround. Double radiator. Shelved store cupboard.

BEDROOM 2: 12'1 x 12'1. Fireplace with Sussex hob grate. Part panelled walls. Wardrobe cupboard. Double radiator.

BEDROOM 3: 14'7 x 10'8. Meter cupboard housing electric circuit breaker. Part panelled walls. Wardrobe cupboard and shelved store cupboard. Double radiator.

BATHROOM: Panelled bath with tiled surround, mixer tap, shower attachment and glazed screen. Low level WC. Vanity unit with cupboard below, light, shaver point and mirror over. Double radiator. Extractor fan.

CLOAKS/UTILITY ROOM: Low level WC. Space and plumbing for washing machine and dryer. Stainless steel sink unit with cupboard over housing Potterton gas boiler for domestic hot water and central heating.

Stairs to 2nd floor landing.

BEDROOM 4: 19'5 x 11'5. Double wardrobe. Eaves wardrobe. Eaves store cupboard. Double radiator. Southerly aspect with distant views to the harbour.

BEDROOM 5: 17'4 x 10'1. Range of two double wardrobes. Shelved linen cupboard. Fitted bookshelves. Radiator. Southerly aspect with glimpses of the harbour.

BATHROOM: White suite comprising panelled bath with mixer tap, shower attachment and tiled surround. Bidet. Shower cubicle with tiled surround, glazed screen and thermostat control. Vanity unit with light and mirrored cupboard over. Low level WC. Double radiator. Hatch with folding ladder to insulated loft. Airing cupboard with lagged hot water cylinder.

SERVICES: All main.

TENURE: We understand that the property is held on the remnant of a 99-year lease from 01/04/1999.

GROUND RENT: £100 per annum rising to £400 per annum.

EXTERIOR: From South Street a pedestrian gate gives access to a paved courtyard garden with south and easterly aspect surrounded by a high stone and brick garden wall with mature trees and shrubs. Timber built and brick and tiled garden stores. Outside water tap. Raised timber decking. A wrought iron spiral staircase leads from the terrace to a south facing roof terrace with wrought iron balustrade and outside light.

N.B. There is also an adjacent 3 bedroomed detached house with an integral double garage, available to purchase.

PRICE GUIDE £585,000 LEASEHOLD

DIRECTIONS: From the square in the centre of Emsworth proceed along South Street towards the water. Saffron House will be found a short distance along on the left-hand side of the road (parking advisable in the pay and display car park opposite).

Please Note: Neither the heating system nor the services have been checked by the Agents.

