



36 Garsons Road | Emsworth | PO10 8HJ

Guide Price £250,000

Freehold



**hancock**  
Lettings & Estate Agents

Garsons Road | Emsworth | PO10 8HJ  
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- Virtual Tour
- Freehold
- Sold As Seen
- Two Double Bedrooms
- Private Rear Garden
- No Onward Chain
- Living Room
- Downstairs W/C

Located on Garsons Road in the popular coastal town of Emsworth, this two-bedroom home presents an excellent opportunity for buyers looking to modernise and add value.

The accommodation comprises a living room with feature fireplace, a kitchen, and a downstairs bathroom. To the first floor are two generous double bedrooms, both benefiting from built-in storage.

Externally, the property offers a large rear garden with a patio area leading to lawn, ideal for outdoor enjoyment. Additional outside storage provides further practicality.

Requiring updating throughout, the property offers great potential to create a comfortable home tailored to individual tastes. Conveniently positioned close to local amenities, transport links, and Emsworth harbour, this



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property is well suited to purchasers seeking a renovation project in a desirable location.

Emsworth is a highly regarded coastal town offering a vibrant community, picturesque harbour, and a range of independent shops, cafés, and restaurants. The area benefits from excellent transport links, including a mainline railway station with direct services to London, and easy access to the A27. Surrounded by beautiful countryside and coastal walks, Emsworth provides an ideal balance of seaside living and commuter convenience.

#### Additional Information :

Tenure : Freehold

Council Band : C

Broadband : Up To 2000mbps

Mobile : EE, Three, O2, Vodafone

EPC : C

#### Sold As Seen

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

726 ft<sup>2</sup>  
67.6 m<sup>2</sup>

Reduced headroom

3 ft<sup>2</sup>  
0.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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