



91 Brook Gardens, Emsworth PO10 7LB

£325,000 Freehold



2 Bedrooms



1 Bathroom



2 Reception Rooms

SW

Sims Williams

Key Features

- No Onward Chain
- Mid-Terrace Home
- Coastal Town Location
- Spacious Sitting/Dining Room
- Modern Fitted Kitchen
- Flexible Ground Floor Room
- 2 First Floor Bedrooms
- Secluded Rear Garden
- Driveway Parking

EPC Rating

Current = C

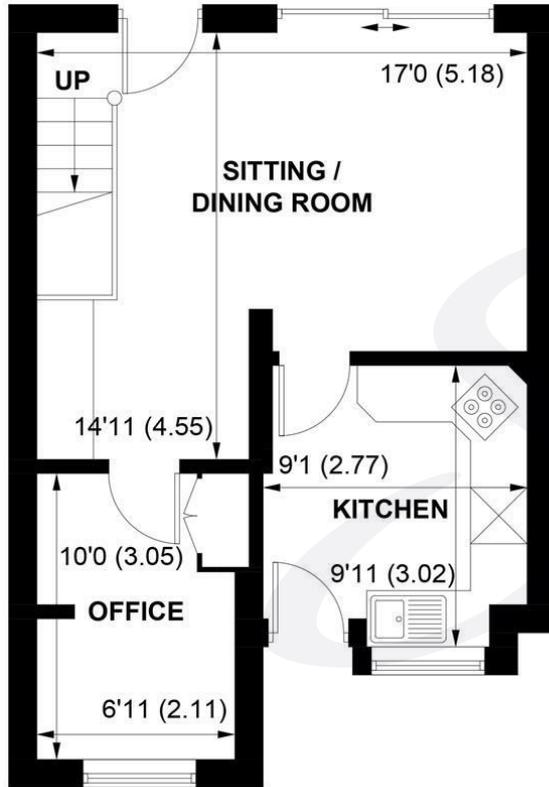
Potential = B

Council Tax Band

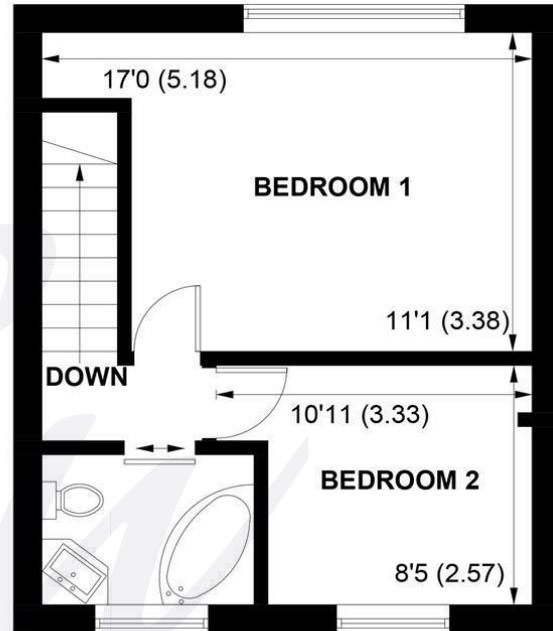
Band = C

Tenure - Freehold





GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 733 SQ FT / 68.1 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2026 ©

Produced for Sims Williams



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Viewing Strictly by arrangement via the vendor's agent Sims Williams 01243 787868. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.