



THE ANCHORAGE

Prinsted Lane, Prinsted, Emsworth, Hampshire

CG Image of permitted **NEW** harbourside house

Michael
Cornish

PROPERTY SALES & ACQUISITIONS



THE PROPERTY

Detached Bungalow
2 double bedrooms
Reception hall and Study area, Bathroom/WC
Kitchen/Dining Room, Large Sitting Room

Separate Annexe

First floor:

Double Bedroom with harbour views
Landing/Study area and Cloakroom/WC

Ground Floor:

Entrance lobby, Shower Room/WC
Kitchen/Dining/Sitting Room
Study/Bedroom inner hall and stairs to first floor

OUTSIDE

Double Garage/Workshop with large parking area
for a number of vehicles and dinghies
Landscaped gardens & grounds, in all set in about 0.25 acres
South aspect and stunning panoramic views out to sea

PLANNING PERMISSION

First floor extension and renovations Permit: 22 February 2024
Chichester District Council Portal Planning Ref: SB/23/01840/DOM

Ground Floor:

Entrance Hall, Utility Room, Shower Room
4 Bedrooms, 4 Bathrooms (3 en-suite)

First Floor:

Large Kitchen/Dining Room with south aspect sea views
Large Living Room with Juliet Balcony and south aspect sea views

**Breathtaking sea views and wonderful coastal walks
for miles around the harbour**

The Anchorage

Prinsted Lane, Prinsted, Hampshire PO10 8HS

Stunning panoramic harbour side views from this detached property with planning consent to extend and create an individually designed 4 bedroom detached house. The existing property is a superbly presented 2 bedroom detached bungalow with a separate two storey annexe and large double garage. Amazing harbour views from the garden set in about 0.25 acres located in a highly desirable coastal village.



Emsworth nearby with two sailing clubs

THE PROPERTY

A very rare opportunity to acquire a superbly located waterfront property with planning consent to create an individually designed detached two storey house with breathtaking views out to sea.

The current existing property is a superbly presented spacious and well appointed detached bungalow with views out to sea. From the reception hall there is a study area and doors leading to the kitchen/dining room. From the study double doors lead into the large sitting room with fireplace and bay window with sea views. The inner hall leads to the family bathroom and doors lead to the two double bedrooms one of which has a double aspect with a window facing south and sea views. The accommodation has a lovely spacious atmosphere with plenty of natural light throughout.

There is a superbly presented Annexe with an entrance lobby and door leading into the kitchen/dining room and open plan sitting room. There is a Shower room/wc / utility room. The inner hall is open plan to an inner study/bedroom area and a staircase leads up to a landing/study area with a door into the cloakroom/wc with wash hand basin. A door from the landing leads into the double bedroom which has a view of the sea.

Wonderful countryside nearby and within easy reach of the public slipway into the harbour and miles of amazing walks round the edge of the harbour









PRINSTED

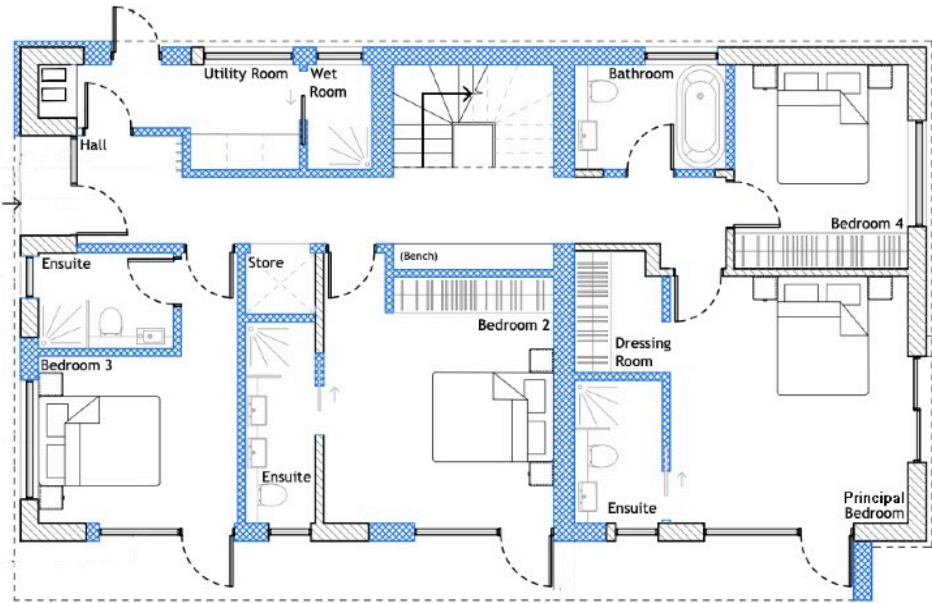
Prinsted is a picturesque harbourside village nestled on the shore of Chichester Harbour surrounded by an Area of Outstanding Natural Beauty with miles of beautiful walks along the shore and a village slipway providing access to the harbour for dinghy-sailing and water sports, and nearby Thornham Marina has a number of moorings and a range of boat yard services. Prinsted is conveniently located within a mile of local shops including; the Co op, hairdresser, a chemist, vets and doctors surgery, well established farm shop, available in nearby Southbourne, which also has a small railway station on the West Coastway between Southampton and Brighton. Southbourne has an Infant School and a Junior School and is home to Bourne Community College, which takes secondary pupils from around the area and Thorney Island Primary School. Bourne Leisure centre and a Library both serve surrounding villages and Southbourne Bowls and Social Club are both in New Road and there is St Johns Church nearby in the village.

EMSWORTH

Emsworth is a highly regarded small coastal town in Hampshire with two Sailing clubs and has a fascinating history dating from Saxon era located near the border of West Sussex and lies at the North end of an arm of Chichester Harbour. The town has a basin for small yachts and fishing boats. During 1239 Emsworth was granted the right to hold a market and there was an annual fair and in 1332 Emsworth was one of Hampshire's four Customs Ports. During the 18th and 19th centuries Emsworth was known for shipbuilding, boat building and rope making. The River Elms, which is named after the town, flows into the Slipper Millpond. The parish Church of St James was built in 1840. In 1847 the London, Brighton and South Coast Railway came to Emsworth, with a railway station built to serve the town. Emsworth Cricket Club was founded in 1811 and cricket in Emsworth has been played at the same ground, Cold Harbour Lawn, since 1761. The harbour is now used almost exclusively for recreational sailing. The town has a Yacht Marina and two Sailing Clubs; Emsworth Sailing Club (established in 1919) and Emsworth Slipper Sailing Club (established in 1921), the latter based at Quay Mill, a former tide mill. Both clubs organise a programme of racing and social events during the sailing season. The town has a wide variety of interesting shops, supermarkets and excellent selection of restaurants together with all the required amenities including; doctors surgery, nearby hospitals at Portsmouth QA and Spire Portsmouth Hospital at Havant, excellent primary schools and Portsmouth Grammar school via road and rail links. There are Sports facilities including; The Avenue Lawn Tennis, Squash & Fitness club Emsworth, Bourne Leisure centre Southbourne, Horizon Leisure Havant and further to the West at The David Lloyd centre Port Solent.



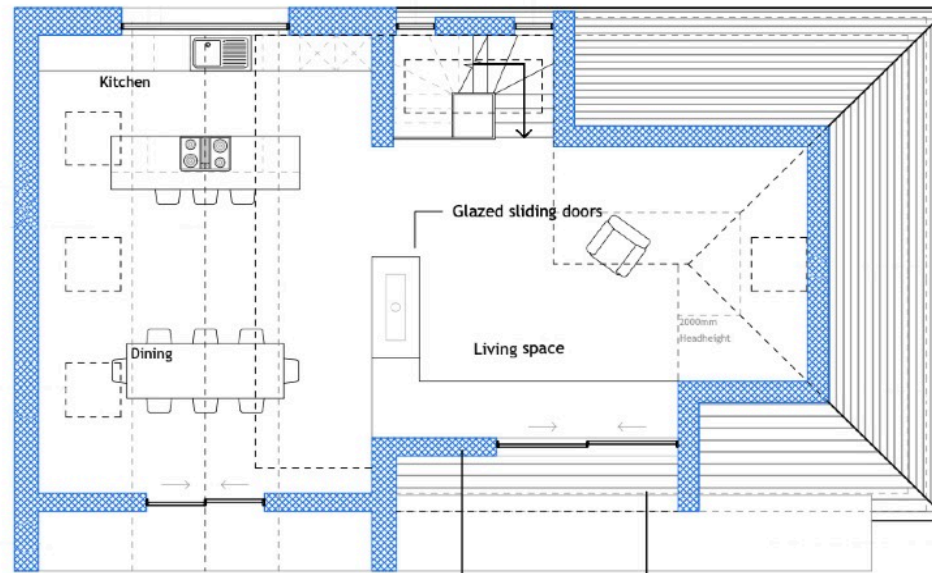
CG Image of permitted **NEW** harbourside house - Living / Dining room with amazing sea view



PLANNING PERMISSION

First floor extension and renovations Permit: 22 February 2024
 Chichester District Council Portal Planning Ref: SB/23/01840/DOM

Ground Floor



First Floor

Proposed House - Not to scale for illustration purposes only

SEPARATE ANNEXE

This superbly presented Annexe has an entrance lobby and door leading into the kitchen/dining room and open plan sitting room and there is a shower/wc/utility room. The inner hall is open plan to an inner study/bedroom area and a staircase leads up to a landing/study area and a door leads into the cloakroom/wc with wash hand basin. A door from the landing leads into the double bedroom, which has a view of the sea.





CHICHESTER

Prinsted has about 7 miles to the west of the city of Chichester, which has a fascinating history with remains from the Roman Conquest, including the defence walls providing a walk round the city. Much of the city centre is accessed through level pedestrianised areas leading to Chichester Cathedral founded during 1075. There is a Nuffield Hospital (private patients) and NHS St Richard's Hospital. Further amenities include: public and private sports centres with indoor swimming pools/gyms, cinemas, bowling, Chichester Racquets tennis/squash club and Chichester rugby club. Other attractions include: the award winning Pallant House Gallery and internationally renowned Chichester Festival Theatre. There are a number of schools locally and accessible from Chichester including: Chichester University, The Portsmouth Grammar, Bishop Luffa, The Prebendal school, Oakwood, Slindon College, Great Ballard, Dorset House, Seaford College and Westbourne House.

GARDENS

The Anchorage is approached for the country lane running through Prinsted and is located at the end of which is the harbour. The wide driveway provides ample parking for a number of vehicles and small boats/dinghies and there is a large double garage/workshop. There is separate side entrance leading to a generous rear and front gardens, with hardstanding for a shed, and which are beautifully kept and manicured mainly laid to lawn with a variety of hedges and shrubs and a delightful "sun trap" area facing south with lovely views out to sea.

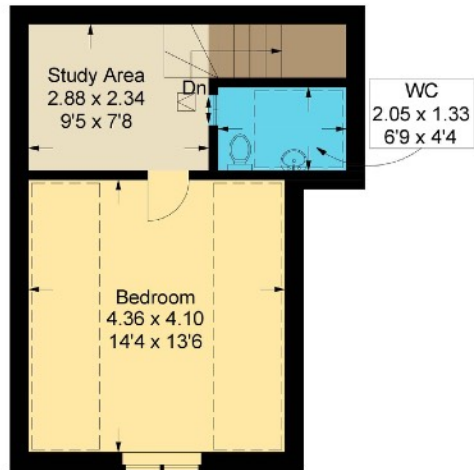
A wonderful tranquil garden with far reaching views out to sea



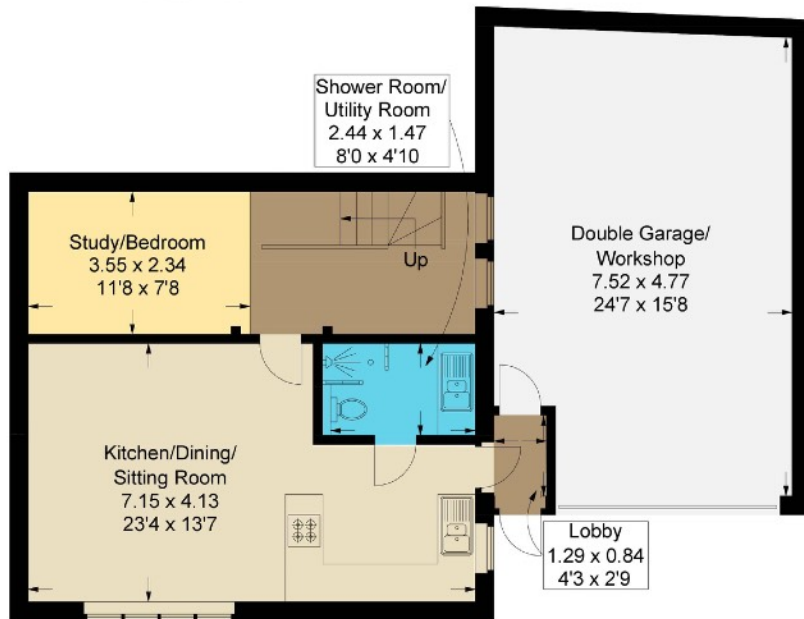
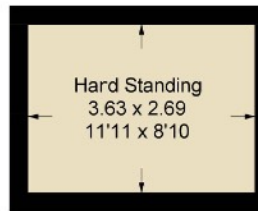


The Anchorage, Prinsted Lane, Prinsted, PO10 8HS

Bungalow = 122.4 sq m / 1317 sq ft
 Annexe = 80.4 sq m / 865 sq ft
 Garage = 34.5 sq m / 371 sq ft
 Total = 237.3 sq m / 2553 sq ft

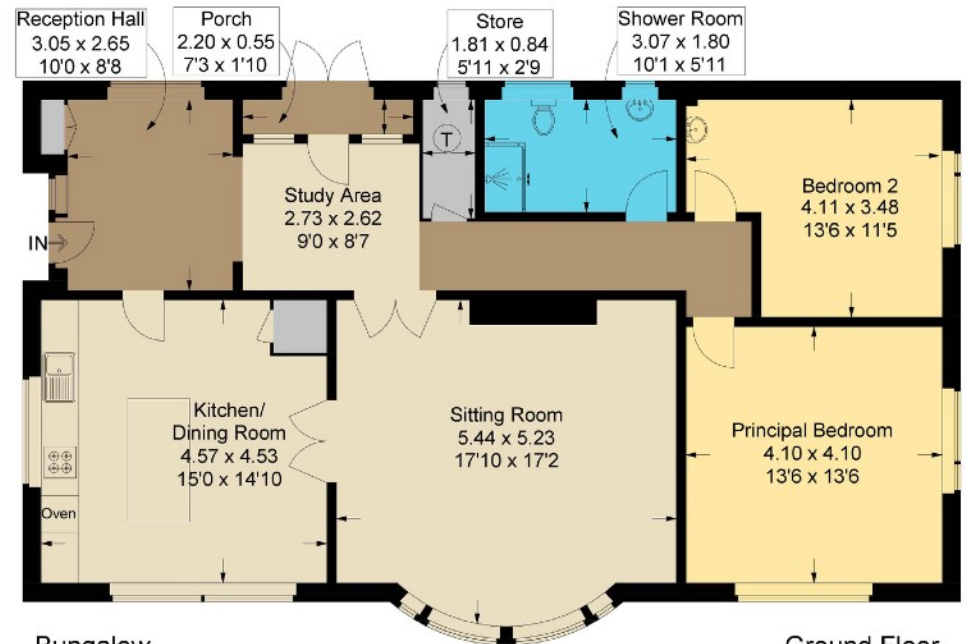


First Floor



Ground Floor

Annexe



Bungalow

Ground 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.



Goodwood Racecourse



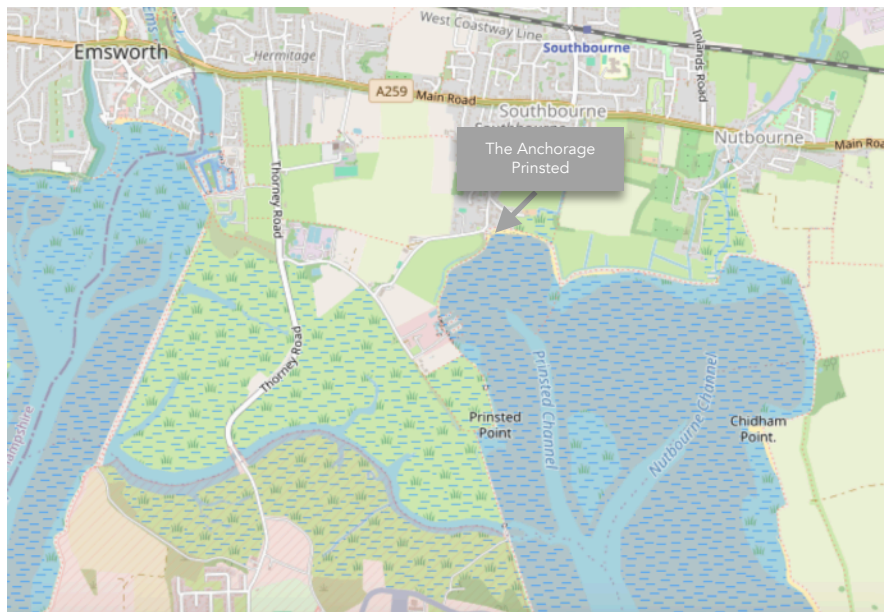
Goodwood Revival



Wonderful sailing and The South Downs



Chichester Marina



COMMUNICATION TRAVEL LINKS

Havant mainline rail station links to London/Waterloo (65mins). The A3 (M) motorway is about 8 miles to the West, connecting to the M25 Junction 10 and to central London/Westminster (66miles) and airports at Heathrow (72miles) or alternatively Gatwick via A27/A24 (56miles). Southampton International airport (29miles) and Portsmouth (12miles), both cities have ferry services to the Isle of Wight, The Channel Isles and Europe. All distances are approximate and times may change.

SERVICES: Mains electricity, gas, water and drainage.

Council Tax Band: F Year 2023/24 £3094.15

EPC: Rating: D

LOCAL AUTHORITY: Chichester District Council T: 01243 785166

COASTAL & COUNTRY PURSUITS

Chichester is renowned for its sailing amenities, country pursuits and attractions: the Goodwood Festival of Speed, Goodwood Revival motoring events, Horse Racing at Goodwood and Fontwell, and Polo at Cowdray Park. Golf clubs at Goodwood and Hunston and flying at Goodwood Aerodrome. Much of the surrounding countryside is an Area of Outstanding Natural Beauty and The South Downs National Park provides miles of footpaths and bridleways. There are miles of sandy beaches at the Witterings and Chichester has about 17 miles of harbour channels with 6 marinas including; Chichester Marina, Birdham Pool Marina, Emsworth Yacht Harbour (Marina) and in all 14 sailing clubs locally. Further attractions include: Tangmere Military Aviation Museum, Weald & Downland Living Museum at Singleton, West Dean College & Gardens, Arundel Castle, Fishbourne Roman Palace, Stansted Park, Petworth House, and Goodwood House.

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Viewing by Appointment

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Wonderful walks along the harbour at Prinsted

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