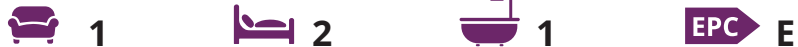




9 Heron Quay

A unique deck house situated in Emsworth Yacht Harbour

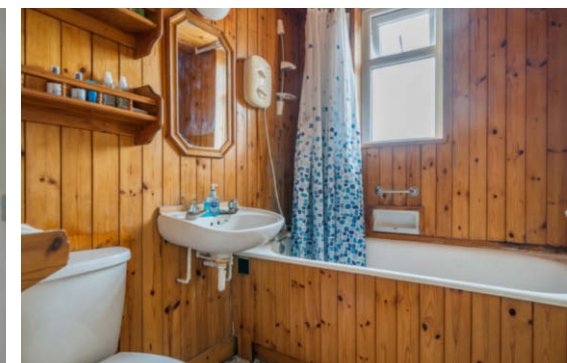


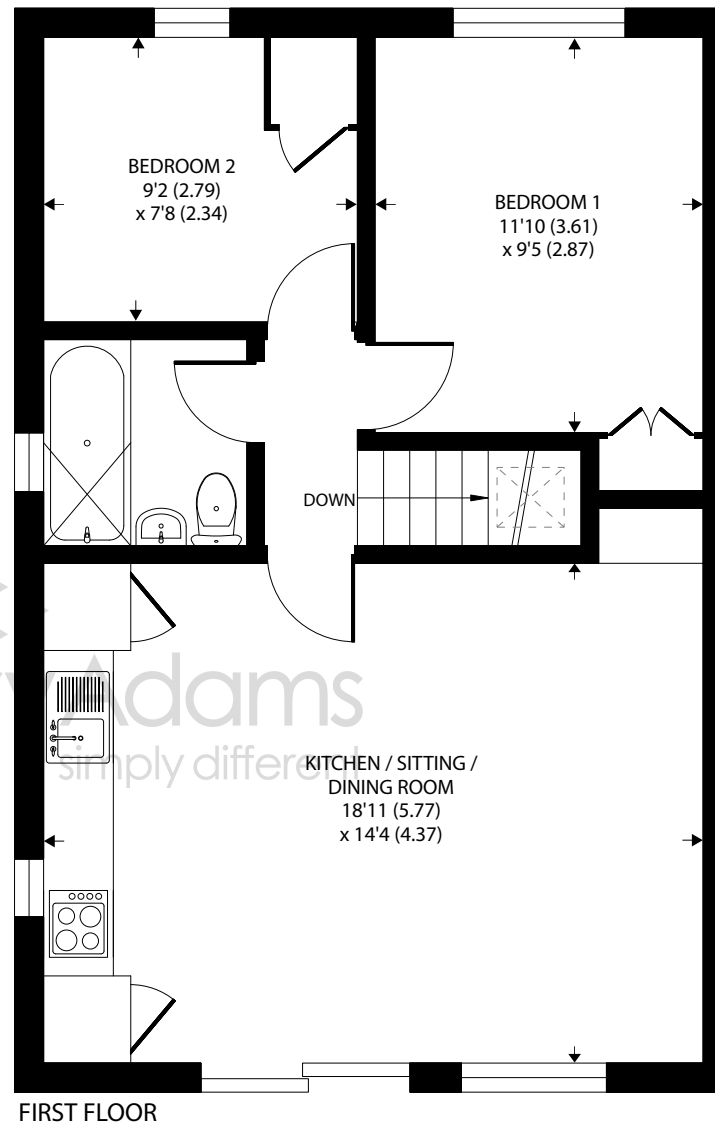
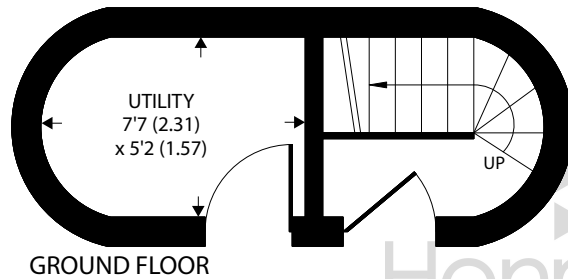
- ▶ **Unique Two Bedroom Deck House**
- ▶ **Balcony with Views across the Pond and Private Lawns**
- ▶ **Modern Kitchen**
- ▶ **Parking for Ample Cars**
- ▶ **Ideal Holiday Let or Downsize**
- ▶ **Located in Emsworth Yacht Harbour Development**
- ▶ **Open Plan Living**
- ▶ **Utility Area/Store Room**
- ▶ **Highly Requested Location**
- ▶ **No Forward Chain**

A rare opportunity to purchase this unique two bedroom deck house situated in the highly sought after Emsworth Yacht Harbour development.

The property benefits from a light & spacious open plan living with a modern kitchen and double glazed doors leading out to the timber framed balcony with views across the pond and private central grassed open space. Bedroom one is a good size double room and both bedrooms benefit from fitted storage cupboards. The bathroom is an excellent size and includes an enclosed panel bath with shower over, wash basin and tiled flooring.

The deck house also comes with ground floor store / utility room which has plumbing for appliances, main electric consumer unit and plenty of storage for sails and equipment. There is parking beneath the deckhouse for boats or several vehicles. This deckhouse would make an excellent holiday let investment or a perfect downsize.





Heron Quay, Emsworth, PO10

Approximate Area = 586 sq ft / 54.4 sq m

Outbuilding = 37 sq ft / 3.4 sq m

Total = 623 sq ft / 57.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © njchecom 2023. Produced for Henry Adams. REF: 1047207

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Situation

The Emsworth deckhouses are located to the south of the Yacht Basin at the eastern end of the harbour, with easy access to the foreshore and coastal walks. Emsworth, originally an oyster fishing village and situated at the top of Chichester Harbour, boasts two sailing clubs, good local shopping and restaurants. There are good bus, rail and road links to Portsmouth and Southampton to the west, London to the north and the historic city of Chichester some eight miles to the east with its Festival Theatre and racing at Goodwood.

12th October 2023



To arrange a viewing call **01243 377773** View details online at henryadams.co.uk