



28
Beach Road

CHARLES
PECK

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28 Beach Road, Emsworth
£1,195,000

28 Beach Road, Emsworth, Hampshire, PO10 7JS

A fine Victorian detached house with a substantial contemporary extension, providing superb family accommodation, on this sought after road within 300 yards of Emsworth Harbour.

Entrance hall | Magnificent family dining kitchen | Sitting Room | Snug | Office | Utility room | Downstairs WC | Five bedrooms including fantastic loft-style master bedroom | Two en suite bathrooms | Family bathroom | Linen cupboard | Gas central heating | Double glazing

Double garage | Off-road parking and boat storage | Gardens to side and rear

Beach Road is pleasantly situated just a short walk from the beautiful harbour. Nearby, the vibrant town centre has a good range of facilities including individual shops, railway station, restaurants, pubs and sailing clubs. It lies about five miles to the west of Chichester with its full range of city centre facilities and is also close to The Downs with sporting and other events at Goodwood.

Entrance porch

Entrance hall

With central heating radiator.

Sitting room

15'5 x 10'11 (4.70m x 3.33m)

With engineered oak floorboards and a front facing bay window with original stained glass to the top and double glazing below.

Study

15'5 x 10'11 (4.70m x 3.33m)

With central heating radiator and front facing bay window, again with original stained glass to the top and double glazing below.

Snug

13'7 x 10'6 (4.14m x 3.20m)

With rear window and central heating radiator.

Utility room

6'5 x 6'5 (1.96m x 1.96m)

With rear window, door leading to the garden, built-in cupboards, stainless steel sink unit, stone composite worktop, plumbing for a washing machine and cupboard housing the Vaillant gas central heating boiler.

Downstairs WC

With window, central heating radiator, wash basin and WC.

Magnificent extended family dining kitchen

32'7 x 13'10 (9.93m x 4.22m)

The kitchen has tiled flooring with underfloor heating, fitted drawers and cupboards, window above the sink unit, stone composite worktops, integrated dishwasher, Miele induction hob, extractor canopy above, double oven, larder unit and space for American style fridge freezer. The dining/family area has oak laminate flooring with underfloor heating and windows on two sides overlooking the garden with patio doors living access.

Storage corridor

With stable door leading to the front and door to garage

Double garage

16'2 x 16'1 (4.93m x 4.90m)

With electric up and over door, side window and second Alpha central heating boiler.

From the hall the staircase rises to the first floor.

Landing

With front window, central heating radiator and loft access.

Loft style master bedroom

21'4 x 13'7 (6.50m x 4.14m)

An imposing room with feature windows to front and side, skirting radiators, engineered oak flooring, large walk-in wardrobe and further skillings storage.





28 Beach Road
Emsworth
Hampshire
PO10 7JS

Tenure
Freehold

Council Tax Band
F

Local Authority
Havant Borough Council

EPC rating
D (68)

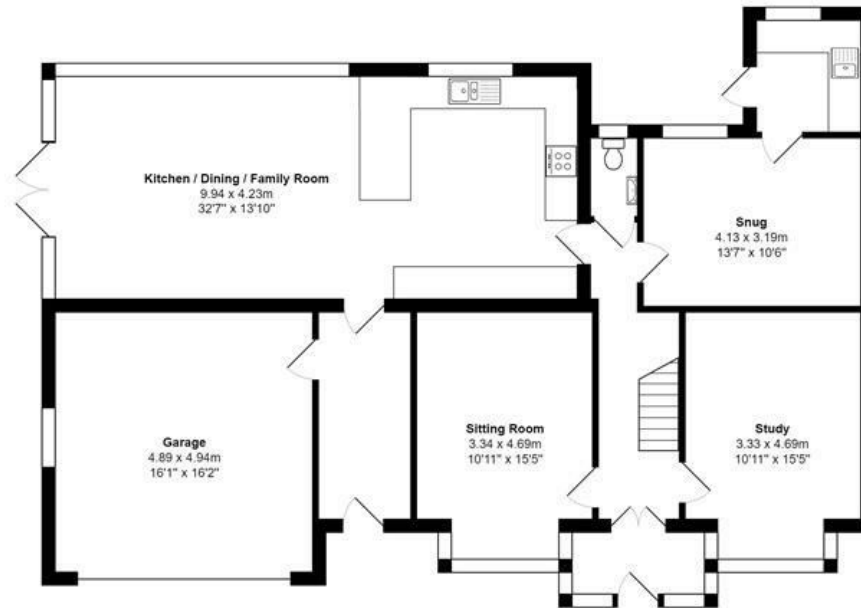
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First Floor
Area: 116.1 m² ... 1250 ft²



Ground Floor
Area: 139.4 m² ... 1501 ft²

Total Area: 259.1 m² ... 2789 ft²

All measurements are approximate and for display purposes only



NOTE - We have not tested any systems or appliances and no warranty as to condition or suitability is confirmed or implied. All measurements are approximate. If you would like advice to the value of your house or independent mortgage advice, please contact us 01243 816666 | homes@charlespeck.co.uk