



EQUUS

Country & Equestrian





95, Selangor Avenue, , Emsworth, Hampshire, PO10 7LS

95 SELANGOR AVENUE - land & stables - A detached property set in just over 1.3 acres (*TBV) with equestrian facilities including a riding arena, 3 stables, tack room and store plus a detached garage. The property occupies a unique location set on the edge of a popular residential area yet enjoys easy access to off road riding along the Harbour way at Emsworth and two areas of woodland and is within convenient horse box distance of the South Downs offering miles of riding out, country walks and cycle trails.

This interesting 3 bedroom property includes a reception hall leading through to a well fitted kitchen with adjoining smaller conservatory used as a utility room. A well proportioned sitting room opens into a larger conservatory which has double doors leading out to a decked patio area perfect for relaxing and entertaining. Two of the bedrooms are double in size with the third being single and there is a stylish family bathroom.

Outside the property is approached from the Avenue on to a private drive and parking area. A side entrance takes you to the garage and rear gardens as well the stables and land. The secluded garden, mostly laid to grass has planted borders and mature hedging.

LOCATION & AREA AWARENESS

The property is Located to the west of Emsworth village centre which has a range of day to day shops as well as access to the foreshore and harbour walks. Being situated on the upper reaches of Chichester Harbour, the area is widely considered to be one of the most desirable destinations for coastal walks & recreational sailing. Emsworth has two Sailing Clubs. There are good road links to the A27 giving access to Portsmouth and the A27M to Petersfield, connecting to the A3 giving access to Guildford and London as well as mainline railway stations at Havant & Emsworth offering access to London and the South Coast. Nearby is the Cathedral City of Chichester offering cultural entertainment with its Festival Theatre and art galleries. On the nearby Goodwood Estate there is horse and motor racing along with golf and flying. To the north are the South Downs, England's newest national park offering miles of off road riding, country walks and cycle trails.

AGENTS NOTES

STABLING - The stables require remedial work or

replacing subject to budget. Power is laid on to the stables in the garden, with lighting and spotlight onto the hard standing. The field stable also has power but will need reconnection at the junction box. Water is available via a hose pipe to the garden stables and to the stable to the rear as well as to the water trough/s in the field.

OUTDOOR RIDING ARENA - The original installer did not add a membrane beneath the riding surface, so the grass has come through. The current owner has not used the arena for some time so it does need to be refurbished, but the arena has been at the property for several years and is perfectly good for amateur use.

RAILWAY- The south commuter line is to the rear of the pastureland, screened by trees.

LOFT INSULATION - Newly laid in November 2023 at the same time as the new boiler was installed (see services).

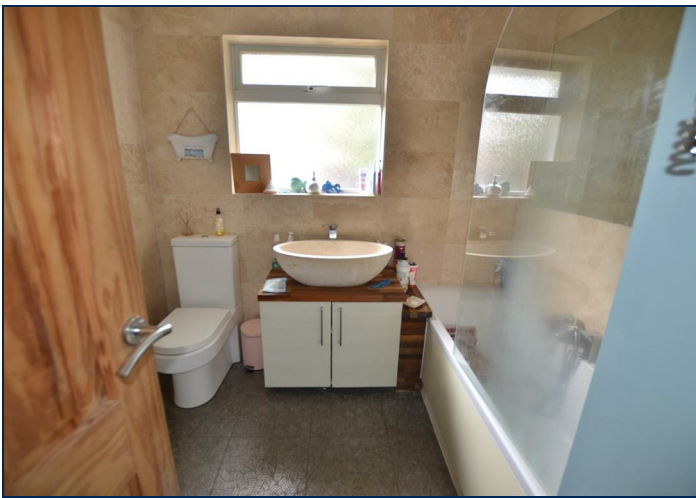
OVERAGE AGREEMENT - There is an overage clause should residential development be granted on the land in the future – further information available on request.

LAND & GROUNDS

The whole site including the drive/property / rear gardens and level paddocks is 1.302 acres (*TBV). The acreage and or land shown / stated on any map and or screen print for the property is *TBV – (To Be Verified), which means that the land has not been formally measured and or verified by Equus and or its sellers/clients. A Title Plan from Land Registry will have been acquired, where available, showing the boundary and acreage. Otherwise, an online measuring tool will have been used to 'check' the acreage against the Land Registry Title where possible. Interested applicants / buyers are advised that if they have any doubts as to the plot size and wish to have verification of the titles and exact area of the entire plot/s, they will be required to make their own arrangements, at their own cost, by appointing the services of a Solicitor acting on their behalf and an accredited / qualified company who can measure the area for a compliant Land Registry Title Plan.

HELPFUL WEBSITE LINKS

We recommend that you visit the local authority website pertaining to the property you are interested in buying for all the planning consents / restrictions / history and the following websites for more helpful information about the property and surrounding local



area before proceeding in a purchase:
www.goodschoolsguide.co.uk | www.homecheck.co.uk |
www.floodrisk.co.uk | www.environment-agency.gov.uk -
www.landregistry.gov.uk | www.homeoffice.gov.uk |
www.ukradon.org
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/broadband-speeds/broadband-basics>

MATERIAL INFORMATION

TENURE: Freehold
PROPERTY TYPE: Detached bungalow
PROPERTY CONSTRUCTION: Brick rendered under tiled roof
NUMBER & TYPE OF ROOM/S: see attached floor plans.
PARKING: Off road / 3 cars / single garage
FLOOD PLAIN: Zone 3
TITLE NUMBER/S: HP261021
LOCAL AUTHORITY: Havant District Council
TAX BAND: D
EPC RATING: E 53/78. Certificate number 8643-7729-4430-4949-8972.
Full ratings & advisories/estimated costs are now online at the .gov website: <https://find-energy-certificate.digital.communities.gov.uk/>

SERVICES

HEATING: Mian gas. New boiler fitted in Nov 2023 (WORCESTER BOSCH)
SEWAGE: Mains
WATER SUPPLY: Mains

ELECTRICITY SUPPLY: Mains
BROADBAND: see useful website links.
MOBILE COVERAGE: see useful website links.

VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors' Agent Equus Country & Equestrian, South East/South West
T: 01892 829014 / 01730 899000
E: sales@equusproperty.co.uk
W: www.equusproperty.co.uk

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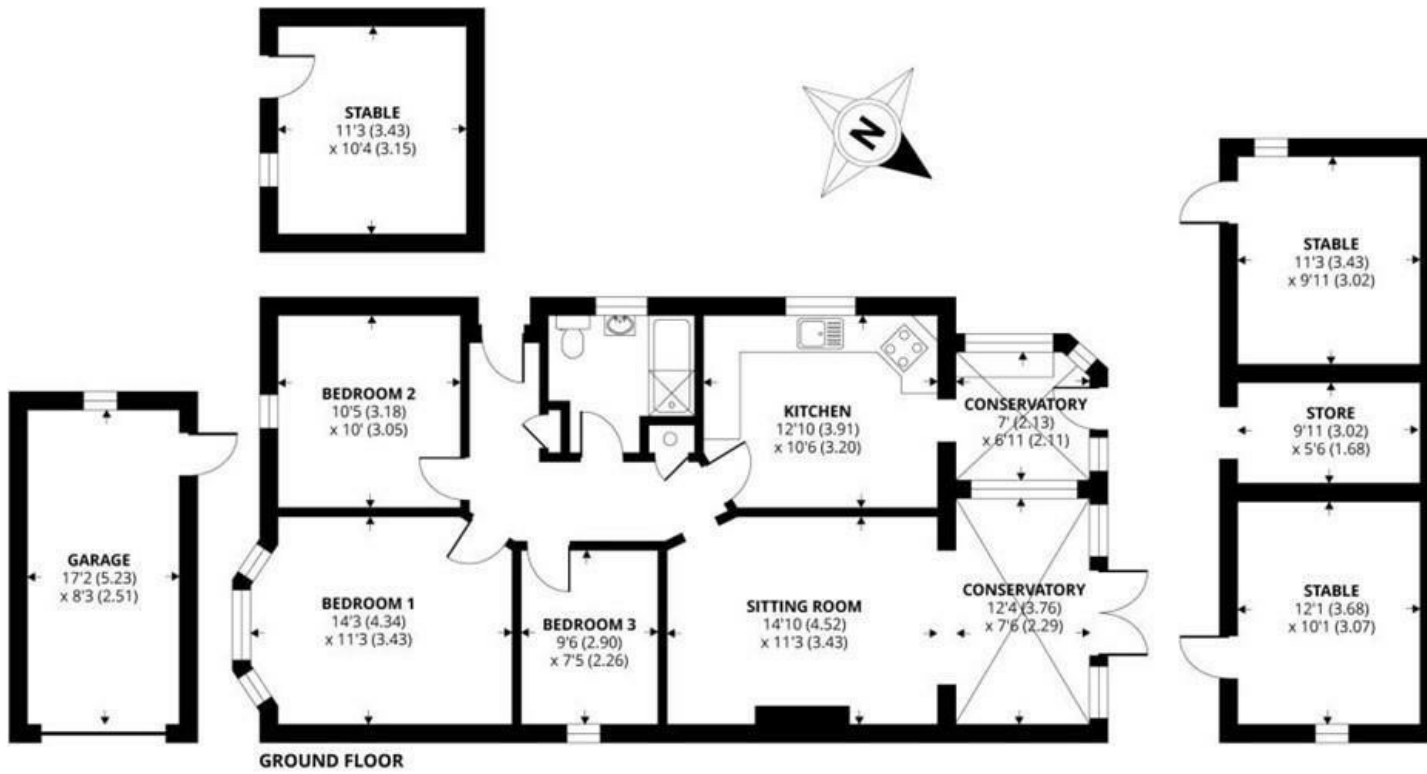
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DIRECTIONS

Use Sat Nav - PO10 7LS - Number 95.

Guide price £595,000

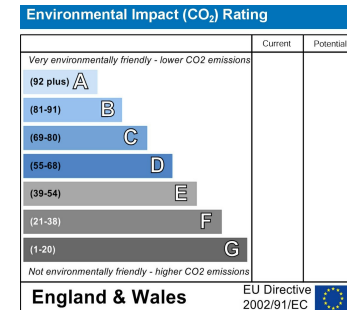
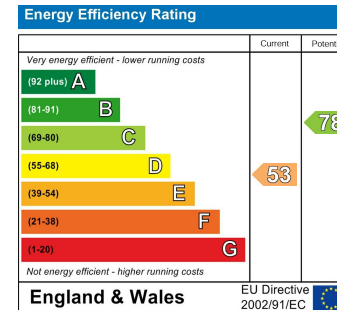




95 Selangor Avenue, Emsworth

APPROX. GROSS INTERNAL FLOOR AREA 1121 SQ FT 104.1 SQ METRES (EXCLUDES OUTBUILDINGS & INCLUDES GARAGE)

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