



7 Beach Road, Emsworth, Emsworth PO10 7JS

PRIME LOCATION in Emsworth's favoured south west corner close to Chichester Harbour. This Delightful Detached Chalet Bungalow which we understand was built approximately ten years ago to the specification of the current owners, offering open plan living with versatile accommodation and with the benefit of a lovely landscaped, designed west facing garden.

The accommodation comprises of entrance/boot room, hallway, open plan living space with sitting area, dining area and kitchen, utility room, downstairs cloakroom, reception room, double bedroom with en-suite on the ground floor, first floor master bedroom with en-suite, further double bedroom, single bedroom and family bathroom. Other benefits include spacious driveway and garage with power, mature landscaped garden, with a BBQ area, raised beds, and a green house. The property also boasts an eco-air heat system, gas under floor heating and triple glazing.

Viewing is essential.

- PRIME LOCATION SOUTH WEST CORNER OF EMSWORTH
- CLOSE TO HARBOUR & TOWN SQUARE
- DETACHED CHALET BUNGALOW
- OPEN PLAN LIVING SPACE
- VERSATILE LIVING ACCOMODATION
- FOUR BEDROOMS THREE BATHROOMS
- GAS UNDER FLOOR HEATING & TRIPLE GLAZING
- OFF ROAD PARKING & GARAGE

Asking Price
£950,000
Freehold





Accommodation

Ground Floor:

- Entrance Porch
- Entrance Hall
- Large open plan Sitting/Dining/Kitchen
- Utility
- Cloakroom
- Downstairs Bedroom with Ensuite
- Reception Room/ Bedroom Five

First Floor

- Large Landing, with space for a desk.
- Bedroom One with Ensuite
- Bedroom Two
- Bedroom Three
- Family Bathroom

External:

- Driveway for multiple cars
- Garage with power
- Large private enclosed rear landscaped garden.





Location

Emsworth is situated on the upper reaches of Chichester Harbour, an Area of Outstanding Natural Beauty. Easy access is afforded by road and rail to Chichester, Portsmouth, the A3, the M27 and London.

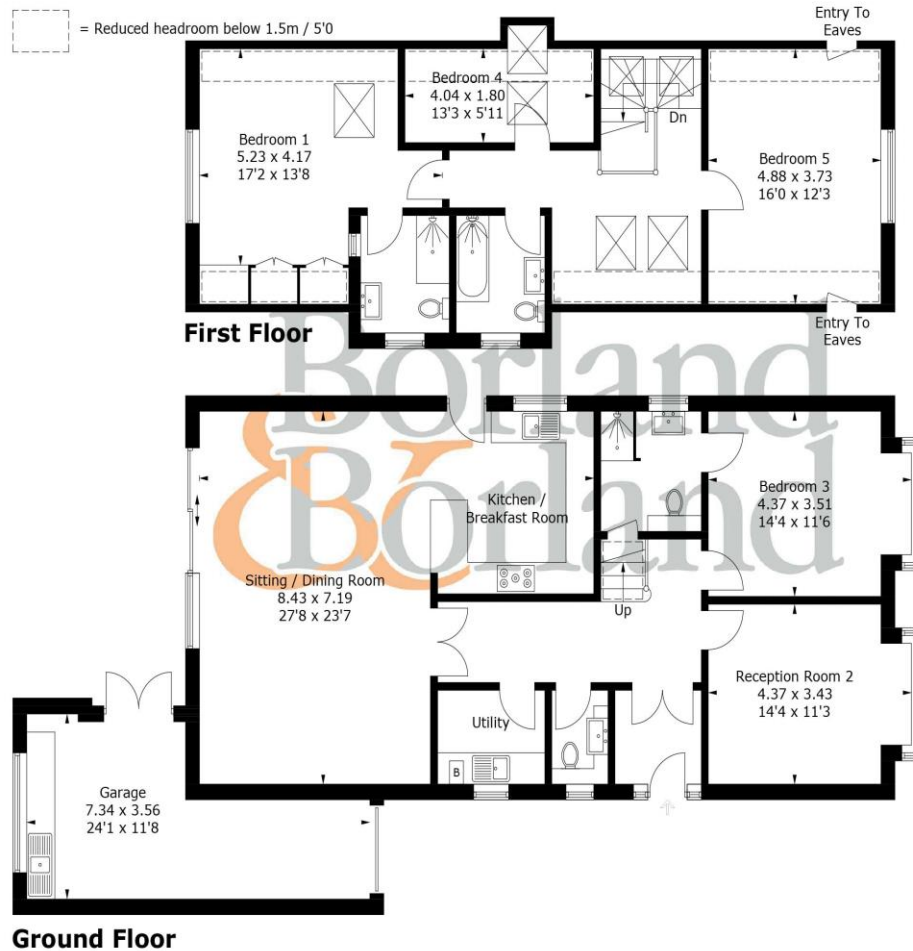
The property is well placed for coastal walks, sailing clubs and is widely considered to be one of the most desirable destinations on the Harbour for recreational sailing. Emsworth is within a short walk and has a good selection of local shops, restaurants, pubs and dentist and doctors surgeries. Golf, flying, motor and horse racing are at nearby Goodwood. Chichester is seven miles to the east and the South Downs are to the north.





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Approximate Gross Internal Area = 181.6 sq m / 1955 sq ft
 Garage = 19.4 sq m / 209 sq ft
 Total = 201.0 sq m / 2164 sq ft



Directions
 SAT NAV: PO10 7JS

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Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1032063)

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