



# 5 Avocet Quay, Emsworth, Emsworth PO10 8BY



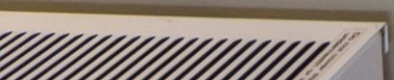
**HARBOURSIDE, NO CHAIN – VIEW THE DRONE TOUR.** An iconic Deckhouse situated on a private development, conceived by retired Admiral Gick and designed by architect Vernon Gibberd with a Californian influence. Located on the edge of Emsworth Harbour this development of similar properties is set in landscaped grounds including ponds, a natural haven for wild birds. The properties were originally designed with naturalists and sailing enthusiasts in mind, and have since become a feature in Emsworth Harbour, popular with those keen to live permanently or weekend by the water. This property makes an ideal summer retreat and is offered with vacant possession.

The Accommodation is raised to first floor level by way of a central staircase Entrance, with a balcony to enjoy views across a pond and to the harbour. Accommodation comprises: Entrance Lobby, Sail/Storage Room, Open plan Living/Kitchen, Two Bedrooms, Bathroom. Includes Electric Heating, Double Glazing, Balcony, Slipway & Parking. NO FORWARD CHAIN.

- **ICONIC DECK HOUSE - IDEAL SUMMER RETREAT**
- **OVERLOOKING WATER AND WITH VIEWS OF THE HARBOUR**
- **BALCONY WITH WATER VIEWS**
- **OPEN PLAN LIVING/KITCHEN**
- **TWO BEDROOMS. BATHROOM**
- **PRIVATE DEVELOPMENT WITH OWN SLIPWAY**
- **PARKING & SPACE FOR DINGHY**
- **NO FORWARD CHAIN**

Asking Price  
£475,000  
Leasehold





# Accommodation

- Ground level Entrance Hall
- Stairs to accommodation
- Open plan Kitchen/Sitting Room/ Dining Room with doors out to the decking.
- Bedroom One with doors opening onto the decking.
- Bedroom Two
- Shower Room
- Boat/Car parking underneath
- Communal Gardens





# Location

Close to the adjoining Emsworth Marina, close to local restaurants and located within half a mile walk of Emsworth village square, with its bustling range of local shops and amenities, restaurants, and pubs.

Chichester is approximately 7 miles to the east and easy access is afforded by train and road to London via the A3.

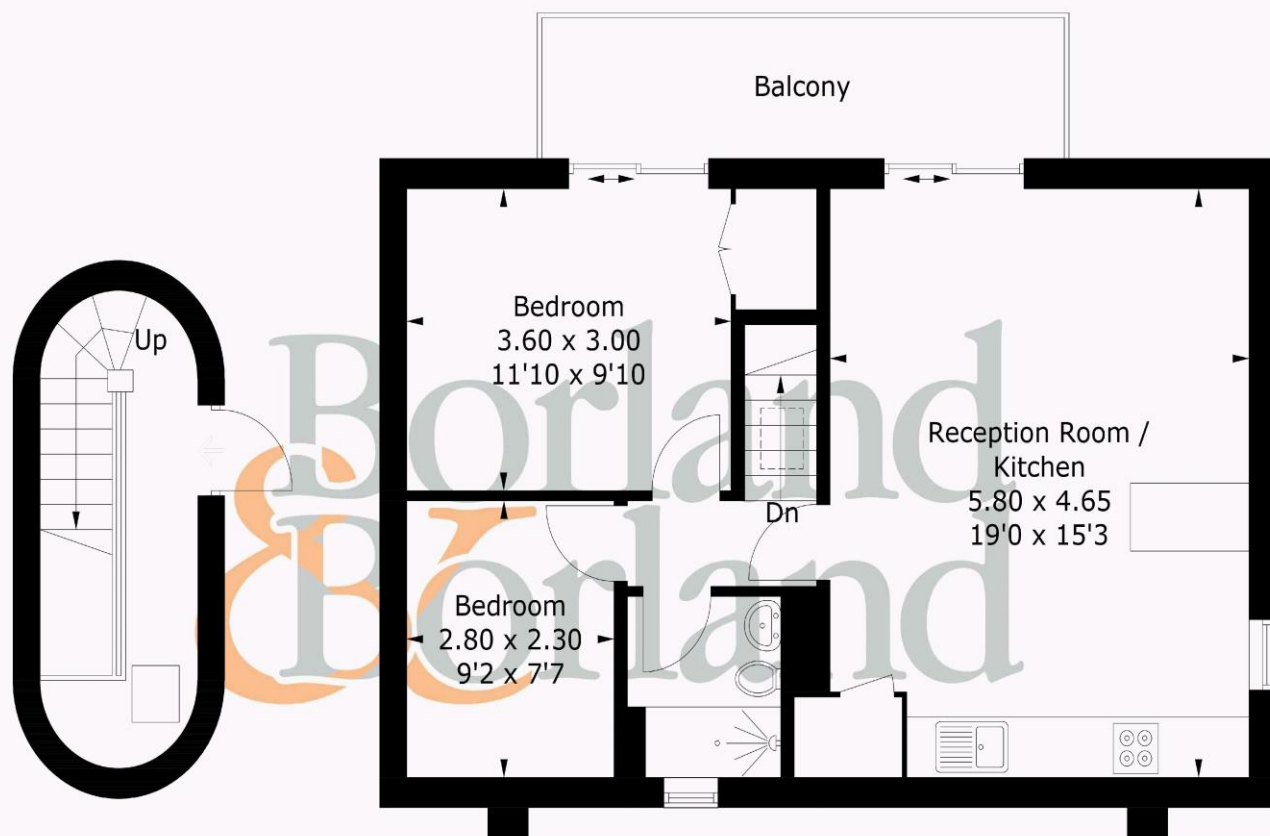
Viewing strongly advised





## 5, Avocet Quay, PO10 8BY

Approximate Gross Internal Area  
62.9 sq m / 677 sq ft



### Ground Floor First Floor

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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. (ID1068852)



#### Directions

SAT NAV: PO10 8BY

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