



12 Creek End, Emsworth, Emsworth PO10 7EX



OVERLOOKING CHICHESTER HARBOUR - VIEW THE DRONE TOUR This Property, in a prime location, offers an opportunity to acquire a substantial, Family Residence on Emsworth Harbour, with spectacular southerly views towards Chichester Harbour & Hayling Island beyond. Located on a private development constructed in the 1960's, the property is moments away from Emsworth Harbour with its Sailing Clubs, Mill Pond and Foreshore, ideal for those keen on water sports or coastal walks.

The Detached, 4-5 Bedroom home has generous and versatile living accommodation arranged over Three Floors which has been extended and beautifully finished with contemporary interiors throughout. There is a large Annexe with open plan bedroom/sitting/dining room & separate kitchen on the ground floor. The Three Reception Rooms, Kitchen and Four Bedrooms are thoughtfully laid out over the first & second floors. The bright, airy Living Room on the top floor makes the most of its vantage point with a feature, wide balcony looking out to wonderful harbour views, whilst also maximising the natural light throughout the property.

There are attractive, mature gardens & lawn to the rear, and to the south facing front. There is a Tandem Double Garage and ample parking for cars & boats to the front of the house.

- PRIME LOCATION ON EST.
HARBOURSIDE DEVELOPMENT
- EXTENDED DETACHED FAMILY HOME
- BALCONY - PANORAMIC HARBOUR VIEWS
- PRIMARY SOUTH FACING ROOMS WITH VIEWS
- CONTEMPORARY INTERIORS
- VERSATILE ACCOMMODATION
- ANNEXE WITH OWN KITCHEN
- CLOSE TO EMSWORTH SAILING CLUB & MILL POND

Guide Price
£2,500,000
Freehold





ACCOMMODATION

Ground Floor:

- Annex – Bedroom, Sitting/
Dining Room
- Kitchen
- Utility Room
- Cloakroom
- Office/Study



First Floor:

- Kitchen
- Dining Room with sea view
- Snug with sea view
- Family Bathroom
- Bedroom 2 with sea view
- Bedroom 3
- Bedroom 4 with built-in cupboard

Second Floor:

- Living Room with balcony to sea view
- Balcony with decking, sea view
- Bedroom 1 with Ensuite, sea view

Exterior:

- Front Garden with lawns & paving
- Front Driveway paved
- Rear Garden, mature with lawn, shrubs, trees
- Tandem Double Garage & ample parking





LOCATION

This property is moments from Emsworth Harbour Foreshore, with the Sailing Club and Mill Pond nearby. Emsworth village has a thriving community with a range of local shops, post office, cafés/restaurants, dentist & doctors surgeries and two sailing clubs. It is also becoming known for its developing arts scene.

Emsworth is located on the upper reaches of Chichester Harbour, designated a National Landscape (formerly AONB), and widely considered to be one of the most desirable destinations for recreational sailing & coastal walks.

Nearby is the Cathedral City of Chichester which offers cultural entertainment at the Festival Theatre and art galleries. The Goodwood Estate and its golf, flying and horse & motor racing events is also an accessible attraction. To the north are the South Downs, England's newest National Park, renowned for its clarity of night skies.

Access is easily afforded to major rail and road links which include the A27 & A3, Havant & Emsworth rail stations, for London and the South Coast.





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Approximate Gross Internal Area = 284.7 sq m / 3064 sq ft
(Tandem Garage)



Directions

SATNAV: PO10 7EX

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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. (ID1068558)

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