



Harbourside, Prinsted Lane, Prinsted PO10 8HS



OVERLOOKING PRINSTED HARBOUR. NO FORWARD CHAIN. Harbourside occupies a prime location close to the water and offers a rare opportunity to acquire a delightful property set in generous landscaped gardens. This impressive light and airy home offers versatile living accommodation which provides numerous options to use the Ground floor for either reception or Bedrooms. An Attractive Front door with inner lobby opens into a welcoming Entrance Hall. There is a large south facing Sitting/Dining Room, a Cloakroom, modern fitted Kitchen and Breakfast Area, Large Utility Area, an additional spacious twin aspect Sitting Room overlooks both front and rear gardens, there is also a sizeable Study/Family Room. Bedroom with En-Suite Shower Room. Upstairs There is a large Principal Bedroom, Contemporary En-suite Bathroom both with harbour views. There is also a Dressing area with fitted wardrobes.

Outside, the property is approached over a gravelled Driveway with plenty space for cars and boats. There is a large, Detached Double sized Garage approached through a double door with a large Workshop area. The landscaped front garden has a nautical theme. The generous Rear Garden consists of a spacious terrace close to the house and a mature rear garden laid out as a series of 'rooms' around a large lawned area with a variety of flowers, mature shrubs and trees.

- NO FORWARD CHAIN
- PRIME HARBOUR SIDE LOCATION
- FLEXIBLE LIVING ACCOMMODATION
- PRINCIPAL BEDROOM SUITE WITH HARBOUR VIEWS
- GAS HEATING DOUBLE GLAZING
- STUNNING GARDENS
- AMPLE PAKING
- DOUBLE GARAGE & WORKSHOP
- UNDERFLOOR HEATING

Asking Price
£1,595,000
Freehold





ACCOMMODATION

Ground Floor:

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Garden Room
- Bedroom Two
- Bedroom Three with Ensuite Shower Room
- Bedroom Four/Study
- Cloakroom

First Floor:

- Bedroom One
- Bathroom
- Balcony, overlooking the harbour
- Eaves Storage

External:

- Large driveway & front garden
- Detached garage with workshop
- Generous rear garden





LOCATION

Prinsted can claim to be one of West Sussex's best-kept secrets, a little-known village nestled on the shore of Chichester Harbour. This Area of Outstanding Natural Beauty is a water lover's paradise, with beautiful walks along the shore, a lively dinghy-sailing and watersports scene, and two marinas close by.

Nearby bustling harbourside market town of Emsworth, which has a choice of independent shops, pubs and restaurants. Prinsted is well connected, with the A259 and Southbourne railway station nearby. Fast trains from Havant, a short drive away, take just over an hour to reach London Waterloo.





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Approximate Gross Internal Area = 232 sq m / 2497 sq ft

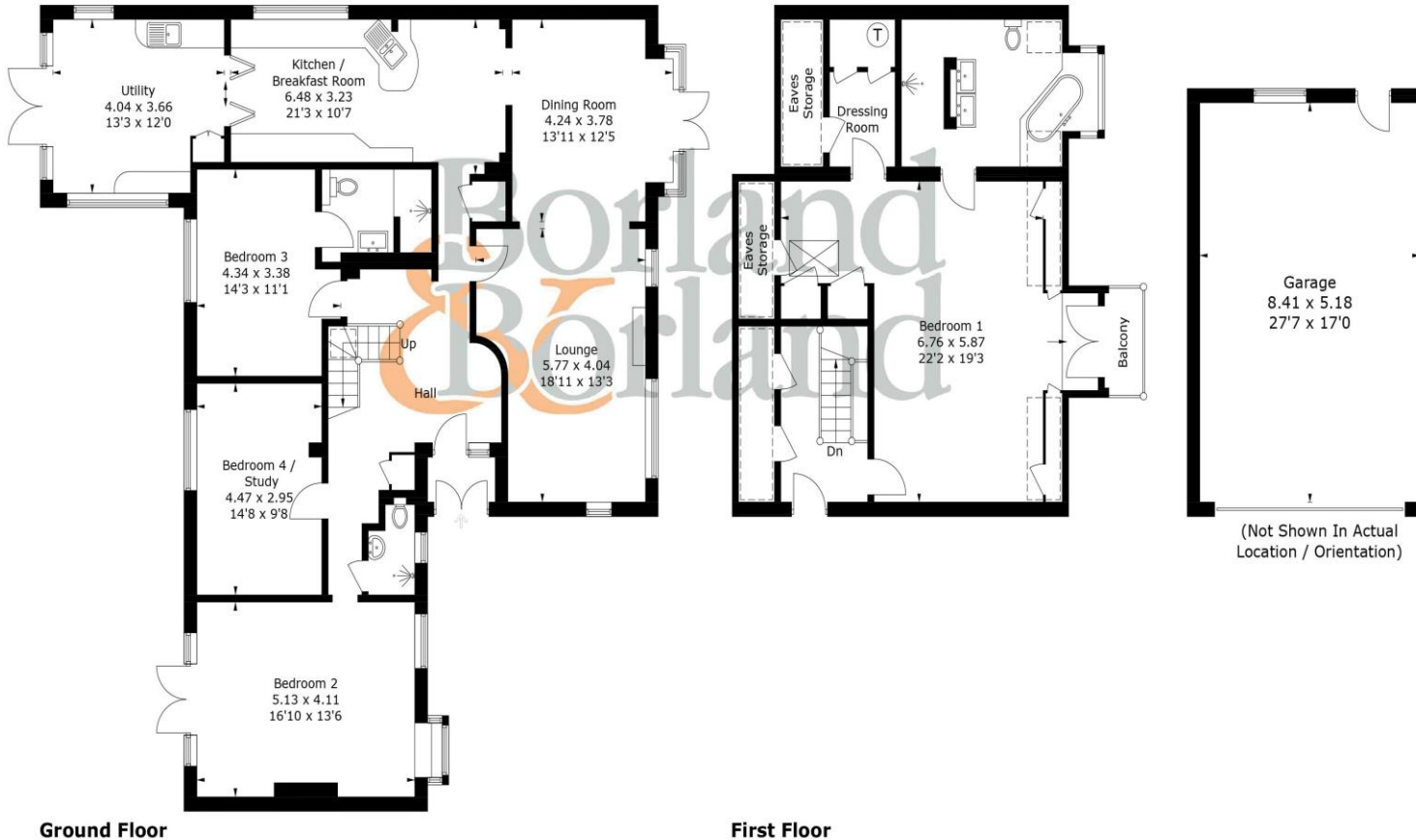
(Including Eaves Storage)

Garage = 43.8 sq m / 471 sq ft

Total = 275.8 sq m / 2968 sq ft



 = Reduced headroom below 1.5m / 5'0"



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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. (ID1098987)

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