



7 Chequers Quay , Queen Street,
Emsworth PO10 7AD



DELIGHTFUL WATERSIDE PROPERTY - VIEW AERIAL TOUR. This delightful property has a prime waterside location, on an award-winning private development at the edge of Emsworth's Conservation Area. With southerly water views along Dolphin Cut and over Mill Pond, it is also within walking distance of Emsworth village centre with its local shops, sailing clubs, cafés & restaurants.

This comfortable home has a light and tranquil feel to it. The Reception Room and Conservatory overlook the water, as do two of the first floor bedrooms. There are Three Bedrooms, one with Ensuite, and a Family Bathroom upstairs. To the rear is a sheltered Courtyard area, adjacent to the conservatory. The property is double-glazed with gas heating. There is also a Garage and Parking.

- PRIME WATERSIDE POSITION
- AWARD WINNING PRIVATE DEVELOPMENT
- LIVING ROOM & CONSERVATORY OVERLOOKING DOLPHIN CHANNEL
- FITTED KITCHEN
- THREE BEDROOMS, 2 BATHROOMS
- DOUBLE GLAZING, GAS HEATING
- GARAGE & PARKING SPACE

Asking Price
£850,000
Freehold





ACCOMMODATION

Ground Floor:

- Entrance Hall
- Sitting/Dining Room with fireplace
- Conservatory
- Fitted Kitchen
- Cloakroom



First Floor:

- Bedroom 1 + Ensuite, with water views, built-in cupboards
- Bedroom 2 with built-in cupboard
- Bedroom 3 with built-in cupboard
- Family Bathroom

Exterior:

- Rear Courtyard area, sheltered
- Garage
- Parking

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LOCATION

The Harbourside town of Emsworth is situated on the upper reaches of Chichester Harbour, a National Landscape (formerly AONB).

The property is well placed for coastal walks, sailing clubs and a stroll into Emsworth Village with its range of local shops, post office, restaurants, pubs and dentist/doctor surgeries.

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.

Nearby is the Cathedral City of Chichester which offers cultural entertainment with its renowned Festival Theatre and art galleries. Attractions on the nearby Goodwood Estate include golf, flying, horse & motor racing events.

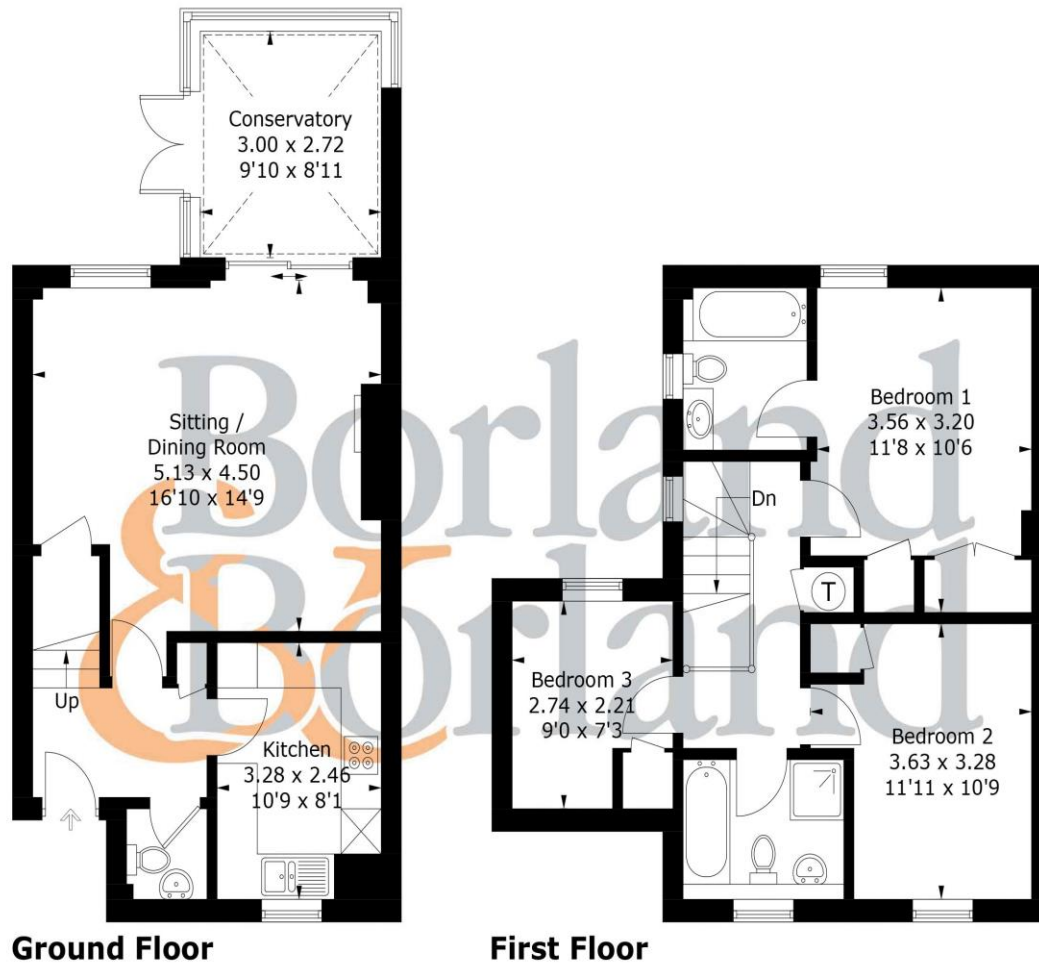
To the north are the South Downs, England's newest National Park, renowned for its countryside & clarity of night skies.





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Approximate Gross Internal Area = 98.9 sq m / 1064 sq ft



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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. (ID1116384)

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Directions

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