



23 Slipper Road, Emsworth, Emsworth PO10 8BS



ATTRACTIVE WATERSIDE HOME overlooking Slipper Mill Pond in Emsworth and tastefully refurbished throughout. This well-presented, Four Bedroom property, with Annexe/Sauna, Studio/Workshop & a range of sheds, offers coastal living on the edge of Chichester Harbour and within sight of the South Downs. A short walk from the Emsworth Marina and Town Square, it also offers harbour walks, water pursuits and a range of local shops, cafés & pubs. The property's feature, front bay windows at ground & first floor levels, make the most of the beautiful water views to the west; the coastal vista from the elevation of the second floor is also quite special.

The ground floor accommodation flows well. Coming off the flagstone floored Entry Hall are Three Reception Rooms, Cloakroom, generous Utility Room with Boot Room near the front door, and a separate Pantry with sink next to the Kitchen. The locations of the Sitting Room and Snug capitalize on the bay window, water views. The spacious first floor landing accommodates Three Bedrooms and Family Bathroom; the main Bedroom includes a Dressing Room and Ensuite Shower. On the second floor is an Occasional Room/Study. A separate Annexe to the rear of the property is fitted with Sauna, Shower/WC & Bed/Sitting/Kitchen area. There is a Driveway with parking, and the Rear Garden is laid out as a series of 'rooms', backing on to open pasture.

- WATERSIDE PROPERTY OVERLOOKING SLIPPER MILL POND
- SHORT WALK TO EMSWORTH TOWN & MARINA
- GOOD ORDER & PRESENTATION THROUGHOUT
- THREE RECEPTION ROOMS, FOUR BEDROOMS
- 2ND FLOOR OCCASIONAL ROOM/STUDY
- NEW KITCHEN & BATHROOMS
- ANNEXE/SAUNA
- STUDIO/WORKSHOP & SHEDS/STORES

Guide Price
£1,500,000
Freehold





ACCOMMODATION

Ground Floor:

- Entrance Hall with flagstone flooring
- Kitchen/Snug with range cooker, breakfast bar
- Snug/Family Room with wood burner, water view
- Sitting Room with wood burner, water view
- Walk-in Pantry with butler sink
- Dining Room with patio doors to rear garden
- Cloakroom
- Boot Room
- Utility Room



First Floor:

- Bedroom 1 with Dressing Room & Ensuite Shower, water view
- Bedroom 2 with fitted wardrobe
- Bedroom 3, water view
- Family Bathroom

Second Floor:

- Occasional Room/Study, water view
- Double Glazing & Central Heating throughout

External:

- Annexe/Sauna with Bed/Sitting/Kitchen area & Shower/WC
- Home Office with wood burner
- Two Sheds/Stores
- Rear Garden, lawned & gravel, raised beds
- Courtyard Garden, patio
- Pastureland to rear





LOCATION

Slipper Road lies within easy walk to central Emsworth and its Town Square. This thriving town offers a choice of local, independent shops, a Co-op Store, Post Office & local amenities including doctor/dentist surgeries, cafès, pubs & restaurants. A short distance from the town Square, South Street leads onto the foreshore with a public slipway. The local dinghy sailing & watersports scene is well provided for by two sailing clubs and two marinas nearby.

Emsworth is situated on the upper reaches of Chichester Harbour which is designated as National Landscape (formerly an AONB), in recognition of its unspoilt beauty - it has a wealth of bird and wildlife, with many quiet creeks & rythes which combine beautiful shoreline, made up mostly of trees and arable farmland. To the north are the South Downs, a National Park, for any countryside pursuits.

Emsworth is well connected, with the A27 and railway stations close at hand, serving the south coast, London & the continent. South coast, London & the continent are within easy reach via major road, rail & Portsmouth cross-channel ferry. The Cathedral City of Chichester is approximately 7 miles to the east, with its shops and renowned Festival Theatre. Golf, flying, horse and motor racing events are accessible on the nearby Goodwood Estate.





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Approximate Gross Internal Area = 200.2 sq m / 2155 sq ft

Outbuildings = 37.3 sq m / 401 sq ft

Total = 237.5 sq m / 2556 sq ft

(Including Eaves / Annexe)



Directions

SatNav: PO10 8BS

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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. (ID1108408)

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