





# 5 King Street, Emsworth, PO10 7AX



**HANDSOME GEORGIAN TOWNHOUSE IN PRIME LOCATION - VIEW AERIAL TOUR:** This property is located in the Emsworth Conservation Area with Emsworth Square, the foreshore and ponds moments away - ideal for walks to local shops/café's or for harbour views & wildlife. There is a pillared front porch to this smart, semi-detached Georgian Townhouse. The imaginative use of contemporary interior design and the clean lines of the fitted Neptune Kitchen & Vaulted Dining Area, seamlessly combine with the property's natural character and features to present a bright, elegant home.

Upstairs, there is a more traditional feel to the bedroom accommodation, and there are views of the water from certain rooms. With Three Bedrooms over two floors, the Main Bedroom with Ensuite Bathroom occupies the first floor; the other Two Bedrooms and Two Bathrooms, are on the second floor. To the rear of the house is an attractive, sheltered, Courtyard Garden which the breakfast/dining room's glass wall & doors open on to. There is access to a single Garage with parking.

- SMART GEORGIAN TOWNHOUSE
- EMSWORTH CONSERVATION AREA
- ELEGANT ACCOMMODATION
- EXTENDED NEPTUNE FITTED KITCHEN/RECEPTION ROOM
- DRAWING ROOM, CELLAR, CLOAKROOM
- 3 BEDROOMS, 3 BATHROOMS
- WATER VIEW
- GARAGE & PARKING

Asking Price  
£1,500,000  
Freehold









# ACCOMMODATION

## Ground Floor:

- Pillared Entrance Porch
- Entrance Hallway
- Drawing Room with original fireplace & wood burner
- Neptune Fitted Kitchen
- Cellar
- Breakfast/Dining Room with vaulted ceiling, glass wall & doors to rear garden
- Cloakroom

## First Floor:

- Bedroom 1
- Ensuite Bathroom, with water view

## Second Floor:

- Bedroom 2 & Ensuite, with wood panelled wall & built-in cupboards
- Bedroom 3, with water view, built-in cupboard
- Family Bathroom

## Exterior:

- Courtyard Garden, south-facing
- Garage with parking









## LOCATION

King Street is situated within only a short walk of Emsworth square, foreshore and ponds. Emsworth village has a thriving community with a range of local shops, post office, cafés/restaurants, dentist & doctors surgeries. It is also becoming known for its developing arts scene.

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 coastal walks & recreational sailing, Emsworth having two Sailing Clubs.

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.









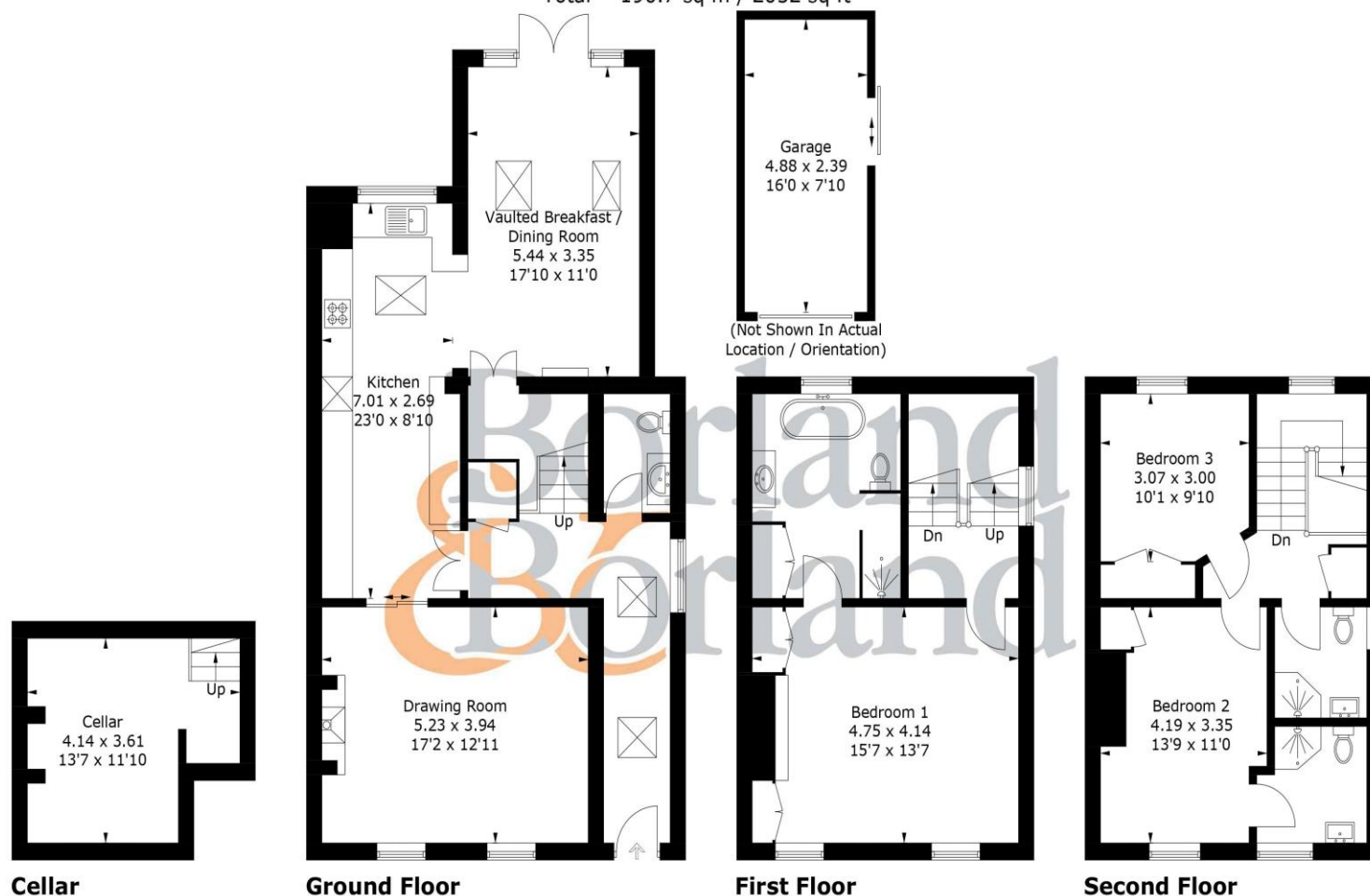
## 5, King Street, PO107AY

Approximate Gross Internal Area = 165.0 sq m / 1776 sq ft

Cellar = 13.3 sq m / 143 sq ft

Garage = 12.4 sq m / 133 sq ft

Total = 190.7 sq m / 2052 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. (ID1116462)

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### Directions

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