



12 Creek End, Emsworth, Emsworth PO10 7EX



CHICHESTER HARBOUR PANORAMIC VIEWS - PRIVATE ROAD, EMSWORTH..... 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 and beyond. This home is moments away from Emsworth with all its amenities and Sailing Clubs, Mill Pond, Foreshore, ideal for those who want to live by the sea.

A Detached, 4-5 Bedroom home with generous and versatile living accommodation arranged over Three Floors, which has been extended and beautifully finished with contemporary interiors throughout. The interior of the house is well presented with a light, contemporary decorative scheme, the large windows ensuring plenty of natural light. The versatile accommodation is arranged over Three Floors with principal Reception Rooms being on the first & second floors to take full advantage of the breath-taking water views. 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. The ground floor accommodation is currently used as a large Self-contained Annexe with open plan bedroom/sitting/dining room & own kitchen, but easily converts to large Dining, Party area or Playroom. The Three Reception Rooms, Kitchen and Four Bedrooms are thoughtfully laid out over the first & second floors.

The Front, South Facing Garden is open plan with plenty of Off-street Parking, and a Double Tandem Garage provides secure parking & storage. The sheltered, partially walled Rear Garden has an Indian stone terrace with a sheltered sitting area. The neat, central lawn is surrounded by plants & easily maintained evergreen shrubs, with a raised planter running the length of the boundary wall. There is pedestrian access to either side of the house, with a discreetly Enclosed Yard for parking of trailers & boating equipment.

- PRIME LOCATION ON PRIVATE HARBOURSIDE DEVELOPMENT
- EXTENDED DETACHED FAMILY HOME
- BALCONY - PANORAMIC HARBOUR VIEWS
- PRIMARY SOUTH FACING ROOMS WITH SEA VIEWS ON TWO FLOORS
- CONTEMPORARY INTERIORS
- VERSATILE ACCOMMODATION
- ANNEXE WITH OWN KITCHEN
- CLOSE TO ALL EMSWORTH AMENITIES

Guide Price
£1,950,000
Freehold





ACCOMMODATION

Ground Floor:

- Large Versatile Sitting/ Dining Room, Bedroom
- Kitchen
- Utility Room
- Shower Room
- Office/Study



First Floor:

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

Second Floor:

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

Exterior:

- Front Garden with lawns
- Front Driveway paved
- Paving extends to rear & sides
- Rear Garden, partially walled with lawn, shrubs, trees
- Rear Stone Terrace/Patio
- 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.

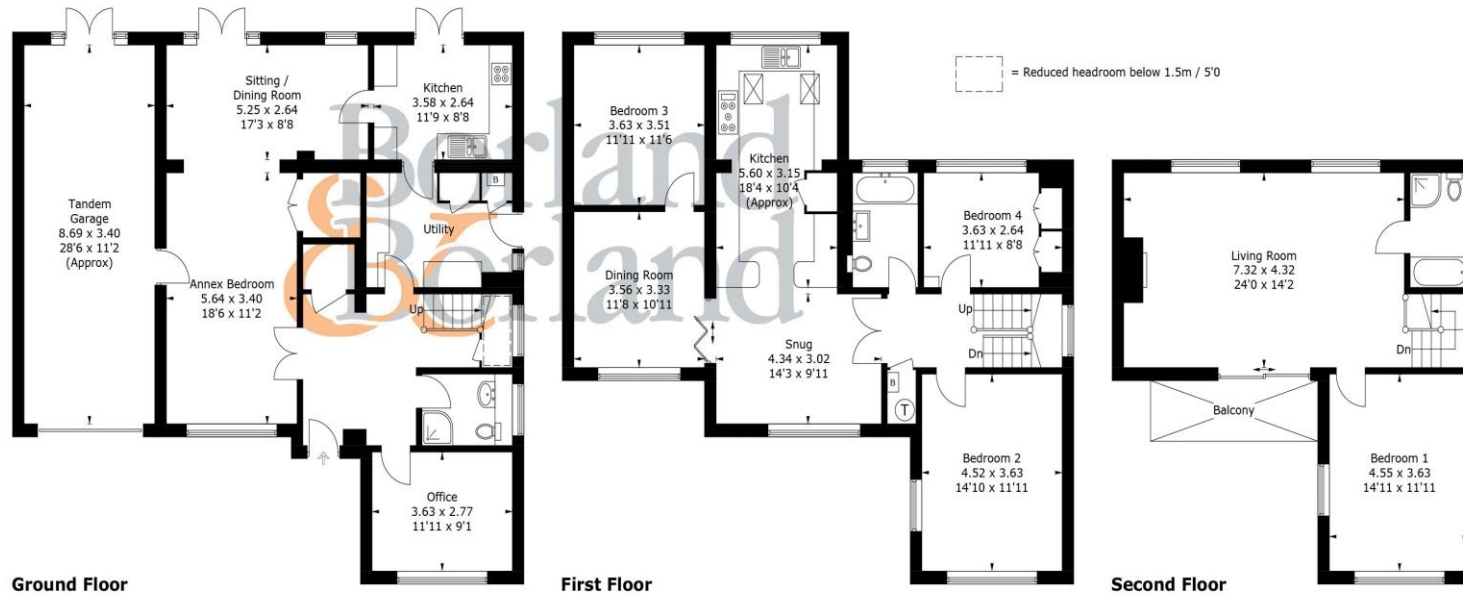
Access is easily afforded to major rail and road links which include the A27 & A3, Havant & Emsworth rail stations, for London, Gatwick & the South Coast.





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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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