



10 Beach Road, Emsworth, PO10 7JS



SPACIOUS FAMILY HOME, PRIME EMSWORTH LOCATION..... Substantial, Detached Family Home occupying a large garden plot in the much sought-after South West corner of Emsworth. This character property, with Four Reception Rooms, Wood Burning Stoves, Four Bedrooms and a stunning Garden, represents an opportunity to embrace an enviable lifestyle close to the water. The double bay windows to the front and the integrated Conservatory to the rear, enhance the light and space around this attractive home. The Sitting Room and Dining Room are adjoining, with folding doors between them for versatility; the Kitchen, Breakfast Room and Snug all interconnect with the Conservatory.

It is a short walk from Chichester Harbour foreshore and Emsworth town centre, as well as within easy reach of major road & rails links to London and other parts of the South Coast. Outside the property is approached by a generous Driveway with side access to the impressive Rear Garden with its mature borders, seating areas, lawn, summer house and shed.

- SUBSTANTIAL DETACHED FAMILY HOME
- FOUR BEDROOMS
- FOUR RECEPTION ROOMS
- TWO BATHROOMS & DOWNSTAIRS CLOAKROOM
- KITCHEN/BREAKFAST ROOM
- STUNNING MATURE GARDEN WITH SUMMER HOUSE
- SOUTH-WEST CORNER OF EMSWORTH
- SHORT WALK TO THE FORESHORE

Asking Price
£1,200,000
Freehold





ACCOMMODATION

Ground Floor:

- Entrance Hall
- Sitting Room with wood burning stove
- Dining Room
- Cloakroom
- Snug with wood burning stove
- Fitted Kitchen/Breakfast Room
- Conservatory

First Floor:

- Bedroom One with Ensuite
- Bedroom Two
- Bedroom Three with built-in cupboards
- Bedroom Four
- Family Shower Room

External:

- Driveway & Parking to front
- Garage
- Large mature rear Garden
- Summer House
- Shed

EPC:D

Council Tax:G





LOCATION

Emsworth is situated on the upper reaches of Chichester Harbour, a national landscape (formally known as an Area of Outstanding Natural Beauty). Easy access is afforded by road and rail to Chichester, Portsmouth, the A3, the M27 and London. The property is well placed for coastal walks, sailing clubs and is widely considered to be one of the most desirable destinations on the Harbour for recreational sailing.

Emsworth is within a short walk and has a good selection of local shops, restaurants, pubs and dentist and doctors surgeries. Golf, flying, motor and horse racing are at nearby Goodwood. Chichester is seven miles to the east and the South Downs are to the north.




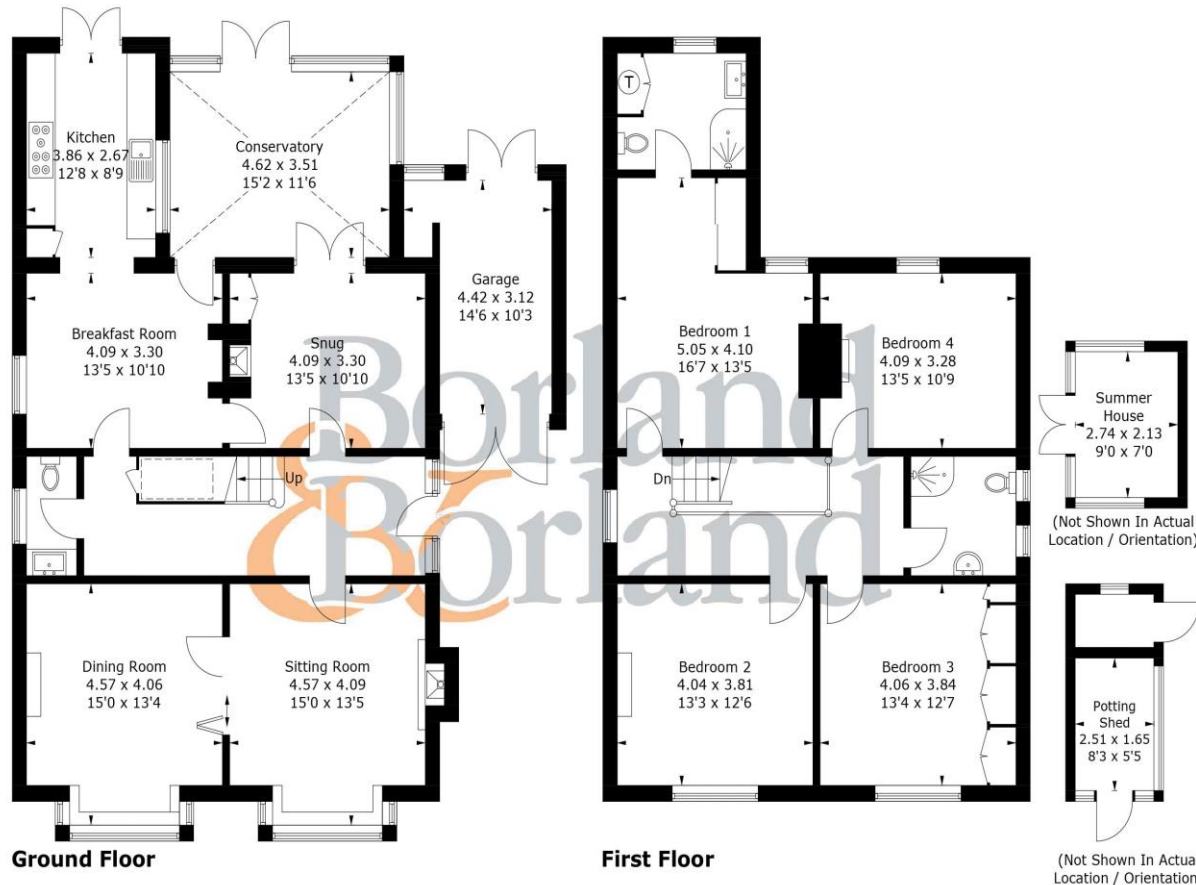


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Approximate Gross Internal Area = 206.5 sq m / 2223 sq ft
 Garage & Outbuildings = 24.0 sq m / 258 sq ft
 Total = 230.5 sq m / 2481 sq ft



 = 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. (ID1240306)

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Directions

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