



1 Avocet Quay, Emsworth, PO10 8BY



HARBOURSIDE PROPERTY, NO FORWARD CHAIN... An iconic Deckhouse situated on a private development, conceived by retired Admiral Gick and designed by architect Vernon Gibberd with a Californian influence. The property has featured in numerous architectural and lifestyle magazines and won a grand design award in 2010. Originally designed with naturalists and sailing enthusiasts in mind, they have since become a feature in Emsworth Harbour, popular with those keen to live permanently or weekend by the water. The development is located on the edge of Emsworth Harbour the property is set in landscaped grounds including ponds, a natural haven for wild birds.

The Accommodation is raised to first floor level by way of a central staircase, with a balcony which enjoys views across one of the ponds towards the harbour. Accommodation comprises: Entrance Lobby, Sail/Storage Room, Open plan Living/Kitchen, Two double Bedrooms, Bathroom, double glazed doors from the living area and main bedroom opening onto a West facing Balcony. The property has been further enhanced by the provision of Solar and Photovoltaic panels, additional insulation and underfloor heating and has the benefit of off-road parking.

- UNIQUE WATERSIDE ARCHITECT DESIGNED DEVELOPMENT
- WEST FACING BALCONY
- OPEN PLAN LIVING/KITCHEN
- TWO DOUBLE BEDROOMS. SHOWER ROOM
- UNDERFLOOR HEATING & DOUBLE GLAZING
- PRIVATE DEVELOPMENT WITH OWN SLIPWAY
- PARKING & SPACE FOR DINGHY
- NO FORWARD CHAIN COMMUNAL GROUNDS & PONDS

Asking Price
£450,000
Share of freehold





ACCOMMODATION

- Ground level Entrance Hall/Utility
- Stairs to accommodation
- Open plan Kitchen/Sitting Room/ Dining Room with doors out to the decking.
- Bedroom One with doors opening onto the decking.
- Bedroom Two
- Shower Room
- Boat/Car parking underneath
- Communal Gardens

EPC: C

Council Tax: C





LOCATION

Close to the adjoining Emsworth Marina with the popular Deck Cafe. There are delightful coastal walks and the Deckhouse is located within half a mile walk of Emsworth village square, with its bustling range of local shops and amenities, restaurants and pubs.

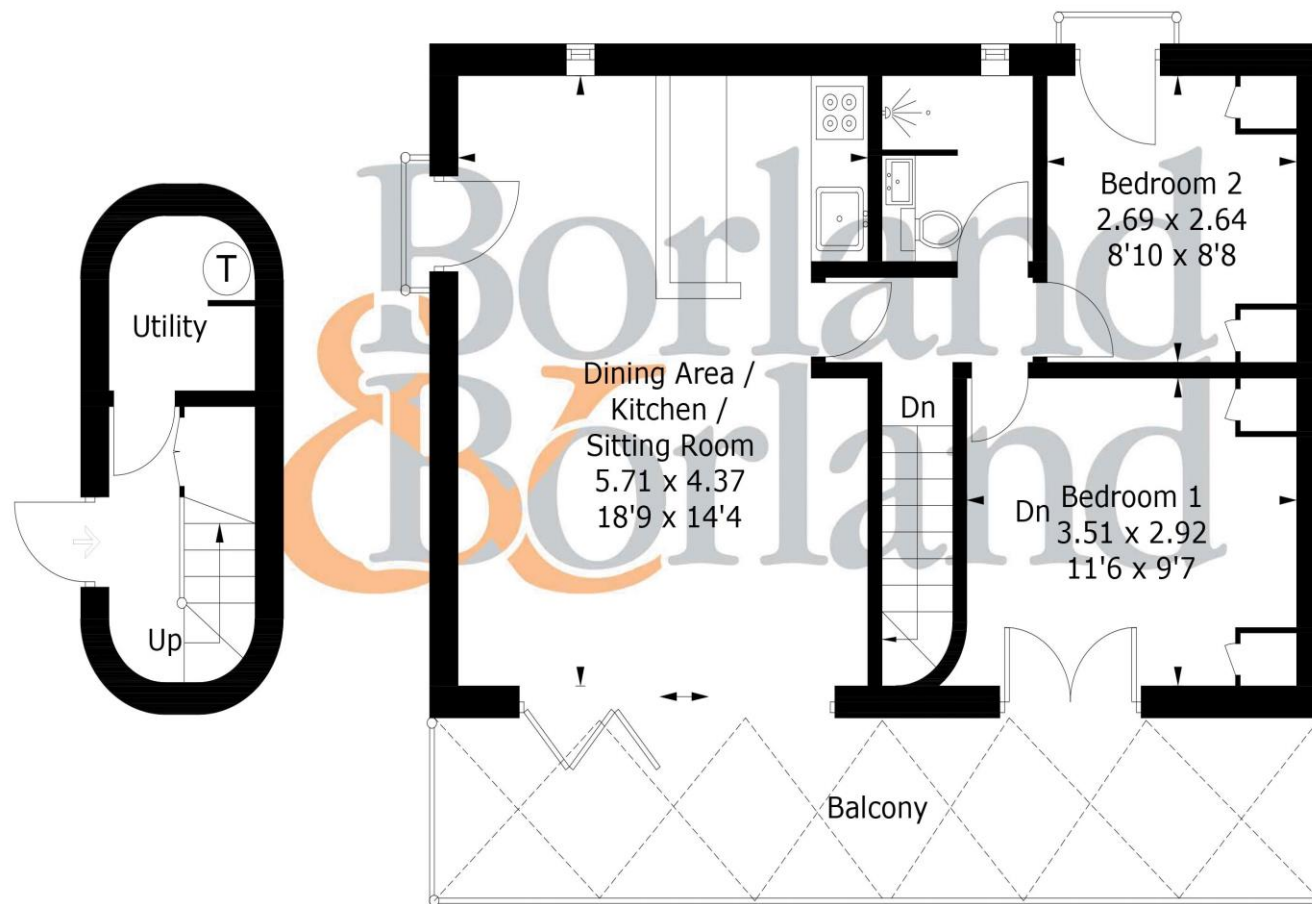
Chichester is approximately 7 miles to the east and easy access is afforded by train and road to London via the A3. Viewing strongly advised.





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Approximate Gross Internal Area = 58.8 sq m / 633 sq ft



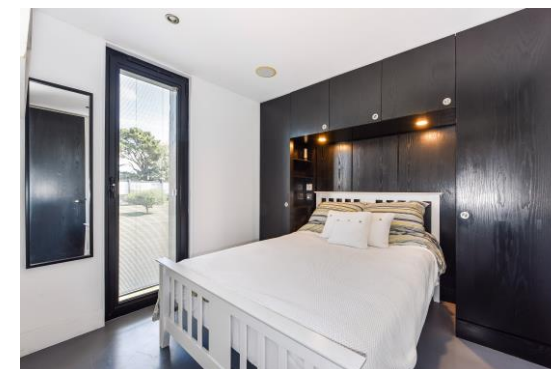
Ground Floor

First Floor

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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. (ID1232123)

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