



7 Beach Road, Emsworth, PO10 7JS



PRIME LOCATION in Emsworth's favoured southwest corner close to Chichester Harbour. This Delightful Detached Chalet Bungalow which we understand was built approximately 11 years ago, offering open plan living with versatile accommodation, a newly fitted Kitchen and re decorated throughout, and benefits from a lovely landscaped, west facing garden.

The accommodation comprises of entrance/boot room, hallway, open plan living space with sitting area, dining area and kitchen, utility room, downstairs cloakroom, reception room, double bedroom with en-suite on the ground floor, first floor master bedroom with en-suite, further double bedroom, single bedroom and family bathroom. Other benefits include spacious driveway and garage with power, mature landscaped garden, with a BBQ area, raised beds, and a green house. The property also boasts an eco air heat system, gas under floor heating and triple glazing and is offered with no forward chain. Viewing is essential.

- PRIME LOCATION SOUTH WEST CORNER OF EMSWORTH
- DETACHED CHALET BUNGALOW
- VERSATILE LIVING ACCOMODATION
- OPEN PLAN KITCHEN/SITTING/LIVING ROOM
- UTILITY ROOM
- FOUR BEDROOMS THREE BATHROOMS
- GAS UNDER FLOOR HEATING & TRIPLE GLAZING
- OFF ROAD PARKING & GARAGE

Asking Price
£999,995
Freehold





ACCOMMODATION

Ground Floor:

- Entrance Porch
- Entrance Hall
- Large open plan Sitting/Dining/Kitchen
- Utility
- Cloakroom
- Downstairs Bedroom with Ensuite
- Reception Room/ Bedroom Five



First Floor

- Large Landing, with space for a desk.
- Bedroom One with Ensuite
- Bedroom Two
- Bedroom Three
- Family Bathroom

External:

- Driveway for multiple cars
- Garage with power
- Large private enclosed rear landscaped garden.

EPC: C

Council Tax: D





LOCATION

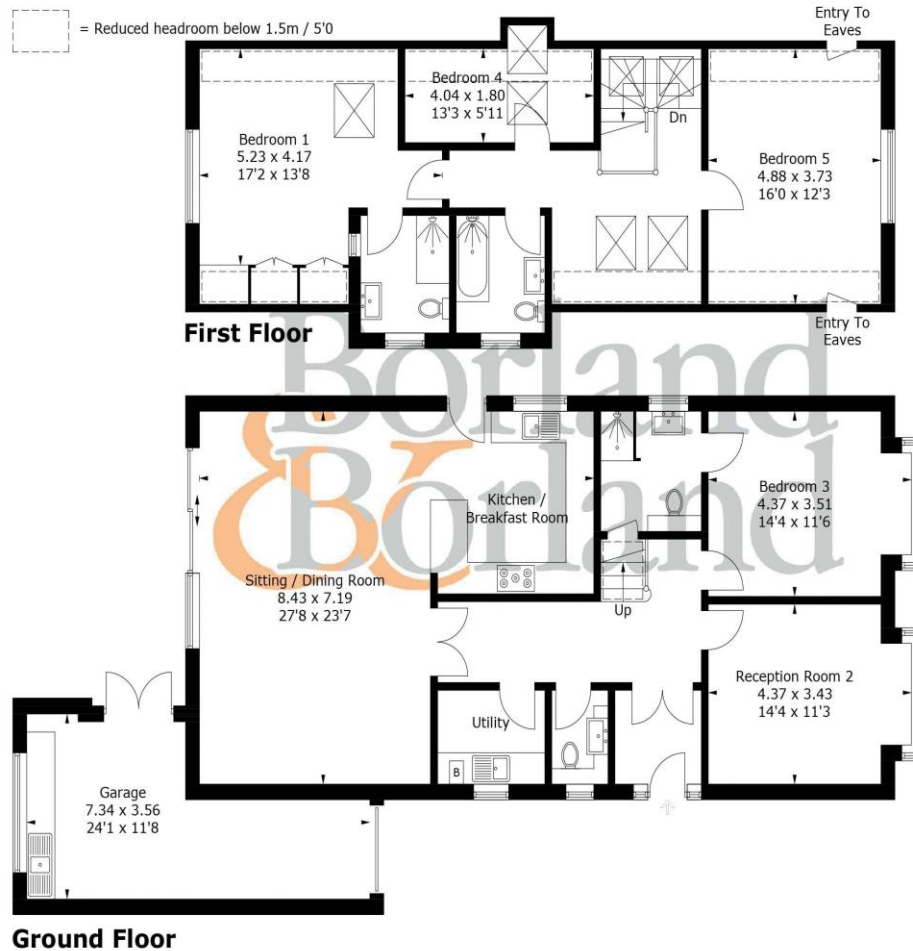
LOCATION Emsworth is situated on the upper reaches of Chichester Harbour, designated a National Landscape formerly (an Area of Outstanding Natural Beauty.) Easy access is afforded by road and rail to Chichester, Portsmouth, the A3, the M27 and London. The property is well placed for coastal walks, sailing 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 doctor's 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 = 181.6 sq m / 1955 sq ft
Garage = 19.4 sq m / 209 sq ft
Total = 201.0 sq m / 2164 sq ft



Directions
SAT NAV

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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. (ID1032063)

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