



15 West Road, Emsworth, Hampshire PO10 7JT

Often sort rarely found this pretty villa style home located in a secluded position in the desirable south-west corner of Emsworth moments from the foreshore Of Chichester Harbour's national landscape.



Delightful, detached home offering the perfect blend of space and gardens with ample parking an opportunity for further extension subject to the usual consents ideally located for those interested in water sports with these easy walking distance of Emsworth sailing club, stunning opportunities for sailing paddle boarding and coastal walks.

The property offers versatile accommodation with a charming Entrance Porch and Reception Hall with woodburning stove dual aspect Sitting Room, stunning modern Kitchen/Dining/Family Toom additional Study or reception room. To the first floor there are three well proportion Bedrooms and a Family Bathroom. Warmed with gas fire central heating and double glazing.

Outside the property is approached over its own driveway with parking detached tandem Garage with large self facing Garden. Gardens laid to lawn with raised God Terrace to the rear of the property is a charming garden with a range of interesting flower and shrub beds lawn terrace to the rear of the property. Viewing essential.

- PRIME SOUTH-WEST EMSWORTH LOCATION NEAR THE HARBOUR
- DETACHED HOME
- THREE BEDROOMS & TWO RECEPTION ROOMS
- STYLISH OPEN-PLAN KITCHEN/DINING SPACE
- FLEXIBLE LIVING ACCOMMODATION
- DRIVEWAY & DETACHED GARAGE
- WELL ESTABLISHED FRONT & REAR GARDENS
- WALKING DISTANCE TO SAILING CLUBS AND FORESHORE

Asking Price
£1,250,000
Freehold





ACCOMMODATION

Ground Floor

- Entrance Hall
- Sitting Room
- Snug / Study
- Kitchen / Breakfast / Dining Room
- Utility / Boot Room
- Cloakroom (WC)

First Floor

- Bedroom One
- Bedroom Two
- Bedroom Three
- Family Bathroom

Outside

- Detached Garage
- Driveway

EPC: C

Council Tax: F





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.

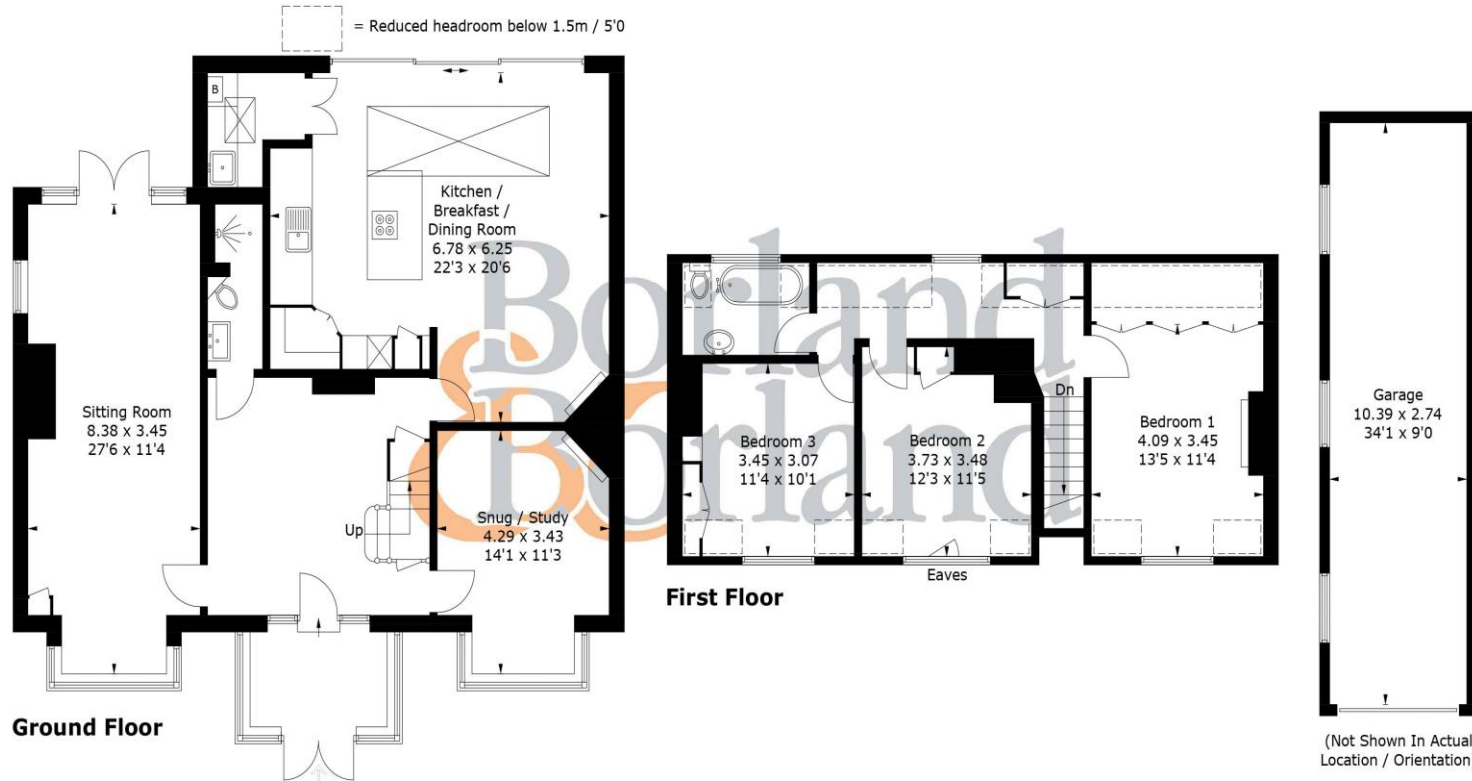
Emsworth is within a short walk and has a good selection of local shops, restaurants, pubs and dentist and doctors surgeries. Golf, flying, motor and horse racing are at nearby Goodwood. Chichester is seven miles to the east and the South Downs are to the north.





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Approximate Gross Internal Area = 176.2 sq m / 1897 sq ft
Garage = 28.6 sq m / 308 sq ft
Total = 204.8 sq m / 2205 sq ft



Directions
SAT NAV: PO10 7JT

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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. (ID1312768)

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