



6 Stanley Road, Emsworth, PO10 7BD

TOWN & COUNTRY
SOUTHERN



Features

- An End of Terrace Cottage
- Three Double Bedrooms
- Two Reception Rooms
- Upstairs and Downstairs Shower Rooms

PROPERTY SUMMARY

A former fisherman's cottage in a private road that has been modernised to create an outstanding family home with just over 1230 sq ft of living space arranged on three floors. The main front door at the side opens into a spacious family room with painted balustrade staircase rising to the upper levels, to the front is a 13 lounge with dual aspect windows and to the rear is a 13' kitchen/breakfast room, shower room and utility room leading to rear garden. On the

first floor are two double bedrooms and a family shower room and on the top floor is another double bedroom with views towards the harbour. The house benefits from an allocated parking space to the rear side pedestrian access and an enclosed low maintenance paved garden with shed. Located just moments away from the harbour foreshore with easy access via a public slipway being ideal for kayaks and sailing. The village centre of Emsworth is a short stroll away with shops, amenities, pubs

and restaurants, Havant Railway station with its direct links to London Waterloo is a five-minute driveway and accessible motorway links to major cities are ideal for those looking to commute. The house is offered in excellent condition, with no forward chain and also has the ideal potential to be used as an Air B&B rental with its ideal waterside location and local attractions, early viewing is recommended in order to appreciate the potential, accommodation and location on offer.



ENTRANCE

Brick paviour pathway to side of the house, main front door leading to:

DINING ROOM

13' 5" x 12' 2" (4.09m x 3.71m) Balustrade staircase rising to upper floors with understairs storage cupboard, square opening leading to kitchen/breakfast room central chimney breast with ornate cast iron fire, black slate hearth and gas point, glazed panelled door to:

LOUNGE

13' 5" x 10' 6" (4.09m x 3.2m) Dual aspect double glazed windows to front and side aspect, central chimney breast bracket and wiring for wall mounted T.V. and ornate cast iron fire and small black slate hearth, to one side is a built-in cupboard with shelves over and shelving to the other side, ceiling coving and ornate rose, radiator, wooden flooring.



KITCHEN/BREAKFAST ROOM

13' 5" x 12' 6" (4.09m x 3.81m) Comprehensive range of Duck Egg blue wall and floor units with granite work surface, integrated AEG fridge/freezer and dishwasher with matching doors, double oven and grill with storage cupboards over and under, four ring ceramic hob, 1½ bowl ceramic sink with mixer tap, two double glazed windows to side aspect, tiled flooring, double glazed window to rear aspect overlooking garden, radiator, glazed panelled door to:

UTILITY ROOM

Matching floor unit with single drainer stainless steel sink unit, space and plumbing for washing machine, double glazed window to rear aspect and door to garden, matching flooring sliding door to:

SHOWER ROOM

Shower cubicle, double glazed frosted window to side aspect, wash hand basin, low level w.c.

FIRST FLOOR

Landing, door to primary rooms, built-in cupboard, steep staircase rising to upper floor.

BEDROOM 2

13' 6" x 10' 6" (4.11m x 3.2m) Double glazed window to front aspect, double wardrobe, over stairs storage cupboard, chimney breast with built-in wardrobe to one side, radiator.

BEDROOM 1

12' 6" x 11' 8" (3.81m x 3.56m) Double glazed window to rear aspect, range of built-in wardrobes to one wall, radiator.

SHOWER ROOM

Double glazed window to side aspect, pedestal wash hand basin with mixer tap, mirror and light over, close coupled w.c., fully tiled walk-in shower cubicle with glazed screen with drench style hood and separate shower attachment, ceramic tiled to half wall level on one wall, recessed shelving, white heated towel rail.

BEDROOM 3 / LOFT ROOM

14' 6" x 13' 6" (4.42m x 4.11m) Eaves to front and rear ceiling restricting headroom, double opening windows to side with views at an angle towards the Millpond, access into loft storage eaves.

OUTSIDE

Paved courtyard style garden with raised seating area.

SHED

8' 3" x 6' 2" (2.51m x 1.88m) Dual aspect windows, door to front.

PARKING

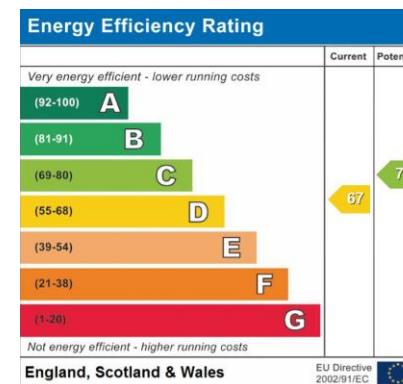
To the rear of the house is an allocated parking space.

AGENTS NOTES

Council Tax Band C - Havant Borough Council
Broadband – ADSL/FTTC/FTTP Fibre Checker
(openreach.com)
Flood Risk – Refer to - (GOV.UK (check-long-term-flood-risk.service.gov.uk))

AML Checks - By Law and in compliance with HMRC regulations, all agents are required to carry out Anti-Money Laundering (AML) checks on any buyer(s) who submit a successful offer. A non-refundable administration fee of £60 inc. VAT to cover these costs is payable by the buyer(s) before the sales transaction can be progressed.





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.