





Ideally located just moments from the harbour, this charming end-of-terrace home—once a traditional fisherman's cottage—has been thoughtfully and tastefully modernised throughout.

Arranged over three floors, the ground floor features a cosy sitting room with an open fireplace (could be used as a bedroom), alongside an inviting dining room that flows seamlessly into a bright, spacious, dual-aspect kitchen/breakfast room. The kitchen is fitted with a range of painted shaker-style units and integrated appliances. There is also a useful utility room with sink and space for a washing machine, as well as a convenient ground floor shower room.

On the first floor, there are two well-proportioned double bedrooms, both benefiting from built-in wardrobes, and a stylishly refitted family shower room complete with a large walk-in shower. A charming cabin-style staircase leads to the second floor, where a versatile space provides the perfect home office, with views towards Emsworth Harbour from the south-facing window.

Outside, the property offers a paved courtyard garden, including an insulated and lined shed, a side access gate, and an allocated parking space. The harbour foreshore is just a short stroll away (approximately 75 metres), where a public slipway provides easy access for launching kayaks and dinghies.

EPC: D  
Council Tax: C

Emsworth lies at the head of Chichester Harbour, an Area of Outstanding Natural Beauty, and offers excellent transport links by road and rail to Chichester, Portsmouth, the A3, M27, and London. The property is ideally positioned for coastal walks, sailing, and easy access to Emsworth village, with its selection of shops, restaurants, pubs, and local amenities. Additional leisure pursuits, including golf, flying, and horse racing, can be found at nearby Goodwood. Chichester is approximately seven miles to the east, with the South Downs to the north.



- NO FORWARD CHAIN
- MODERN STYLE COTTAGE
- SITUATED ON A PRIVATE ROAD
- TWO DOUBLE BEDROOMS & FAMILY SHOWER ROOM
- 2ND FLOOR HOBBY ROOM WITH HARBOUR VIEWS
- COURTYARD GARDEN & ALLOCATED PARKING SPACE
- BRIGHT KITCHEN/BREAKFAST ROOM
- SEPARATE SITTING & DINING ROOM
- PARKING SPACE

# Stanley Road, Emsworth

Approximate Gross Internal Area = 116.2 sq m / 1251 sq ft



## Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.