



4 Chester Close

Emsworth | Hampshire | PO10 7LN

FINE & COUNTRY

# 4 Chester Close, Emsworth

Freehold | Council Tax Band F

Price Guide £1,150,000

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Situated on the western outskirts and yet still close to Emsworth village centre and foreshore, this spacious and beautifully presented home was built in 2010 within an exclusive close of only four properties, set well back and unseen from the road. Having since undergone major updating and improvements including; replacement windows and doors, new front porch, upgraded central heating system which compliments the underfloor heating throughout the downstairs, new Oak and glass staircase, replacement Karndean flooring, solar thermal water-heating P.V. panels and electric vehicle charger. This energy efficient home now has an upgraded EPC rating to B.

An impressive feature of this family home is the professionally landscaped garden, of about 0.25 acre, which has a unique design with circular lawns set

within an attractive planting scheme. It truly is a secluded and charming oasis!

Ideally placed for access to local amenities, and for taking enjoyment from all that this charming harbourside village has to offer. Within just a short stroll from the house you can access the coastal footpath that meanders round the village and on to Chichester in one direction and Hayling Island in the other. Along the way, there is always much to observe from kayaks to sail boats, and a great variety of sea birds. It is also a great spot to just relax by the water's edge and take it all in.

For those with not quite so much leisure time and more of a need to get to the capital, the mainline station is close by on North Street and has regular daily services connecting with London Waterloo. Access to the A27 south coast road and the A3 to London is nearby.





## STEP INSIDE

The front porch, with double-glass-doors, side windows and brick exposed walls, leads into the large *Hallway* with its replacement partial-glass doors, attractive wood and glass staircase and complimenting Karndean flooring.

Facing, and accessed via double doors, is the generous-sized double-aspect *Sitting Room* with a wide bay-window overlooking the charming gardens and sliding glass doors onto the side patio. There is a gas-fired log-effect fire set in a cream-coloured stone surround.

The triple-aspect *Kitchen/Dining Room* is particularly bright and has direct access from the dining area to a side patio. The *Kitchen* is well-designed and fitted with an excellent range of white wall and base units with complementary black worktops incorporating a breakfast bar. Neff appliances include in-set five-ring gas cooker with extractor over, double-oven in tower unit, integrated fridge, dishwasher, water-softener and a concealed bin store and wall-mounted gas-fired boiler. A *Utility Room* is adjacent and has plumbing for a washing machine, stainless-steel sink unit, space for additional fridge/freezer and a further range of storage cupboards.

There is a useful *Study*, ideally located at the end of the hallway and offers a home office or a quiet corner for school homework sessions.

The spacious *Main Bedroom* (c. 24' x 11'), with an excellent range of wall-to-wall fitted wardrobes to either side, is ideally located on the ground floor with double patio-doors directly onto the garden. Spacious enough for a seating area, this is a lovely spot to enjoy a little solitude and lovely garden views. The *Master Ensuite* is also generous in size with a recessed glass-framed shower, separate bath and vanity unit with 'his-and-hers' washbasins.

Completing the ground floor is a well-fitted cloakroom and an excellent range of storage cupboards.







On the first floor, the landing wraps around the staircase and offers useable space for seating or a desk.

*Bedroom Two* is to the back of the house with views over the gardens and fitted robes. *Bedroom Three* also has fitted robes and access to eaves storage whilst *Bedroom Four* has a large internal anti-room which could be useful as a walk-in wardrobe or a children's den/play area.





## STEP OUTSIDE

*The gardens* are totally unique and delightful, with two separate areas each featuring a circular lawn and linked by curved connecting pathways. One lawn is interspersed with mature and interesting shrubs, whilst the other is solely grassed. The intricate design and thoughtful planting provide seasonal variations with much to admire throughout.

A pond with water-fall feature sits at the top of the garden, a quiet spot for some shade underneath a Cherry tree. There is a thatched timber gazebo from where to entertain and enjoy the setting, whilst tucked round the side of the house is a patio area which can be accessed from the kitchen/dining room, perfect for family summer dining. There is a separate area with a greenhouse, garden shed and raised vegetable bed. A pathway leads around the side of the detached double garage to a useful garden-storage area and to the block-paved driveway where there is parking for four vehicles at the front of the garage. The garage has twin up-and-over doors, loft storage space with ladder, a window to the side and personal door into the garden.

**Note: some of these images depict the garden in full summer bloom.**





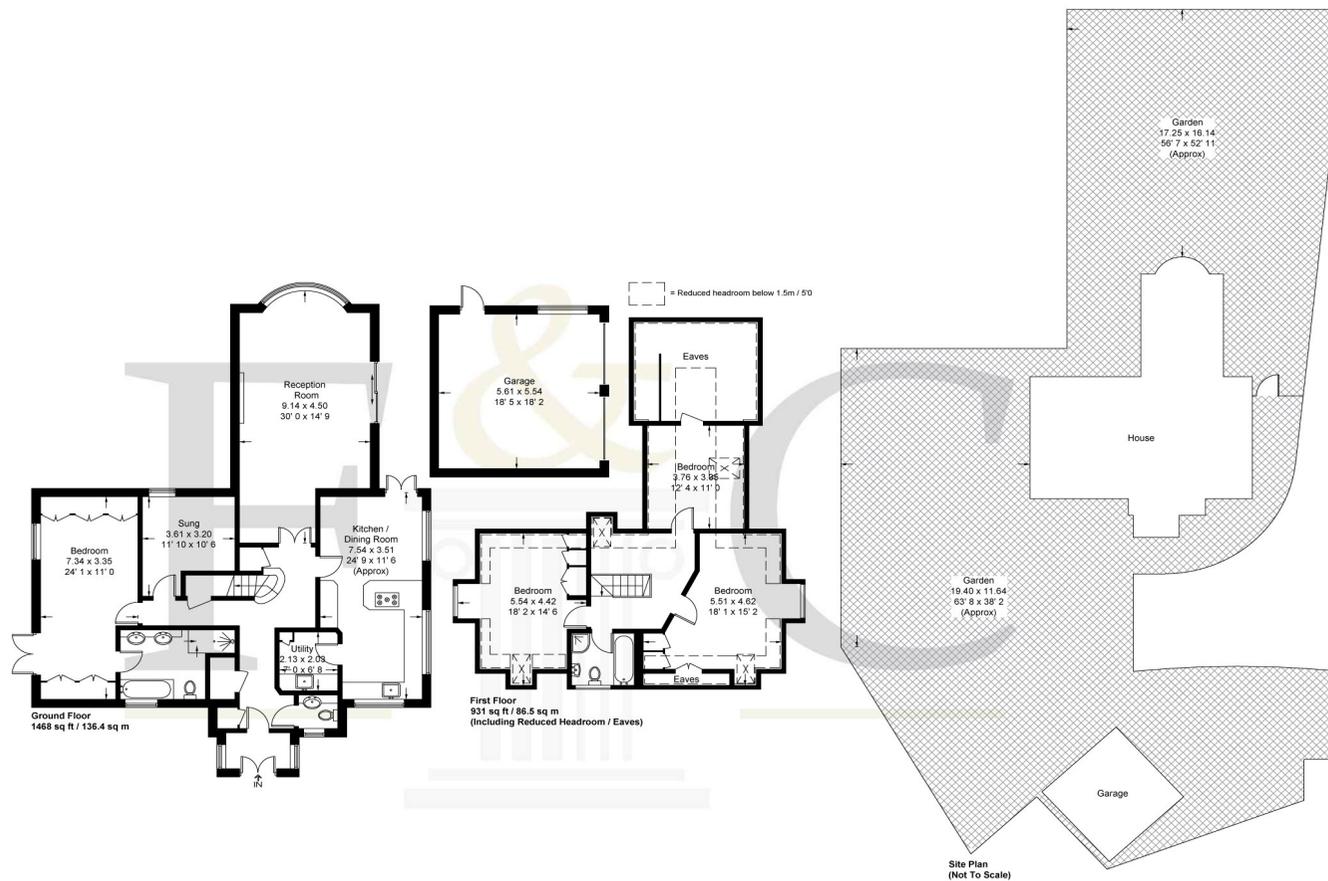
# Chester Close

Approximate Gross Internal Area = 2056 sq ft / 191 sq m  
(Excluding Reduced Headroom / Eaves)

Reduced Headroom / Eaves = 343 sq ft / 31.9 sq m

Garage = 336 sq ft / 31.2 sq m

Total = 2735 sq ft / 254.1 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

### Additional Information

All mains services connected

Maintenance costs: c. £200 p.a.

Solar Thermal Evacuated Tubes (installed 2011)

Solar Thermal P.V. Panels (installed 2022)

Electrical Vehicle Charger

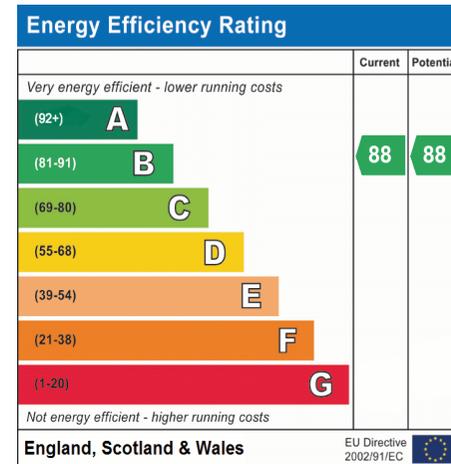
Tenure: Freehold

EPC Rating: B

Havant Borough Council: Tax Band F

Flood Risk: <https://check-long-term-flood-risk.service.gov.uk/postcode>

Broadband – ASDL/FTTC Fibre Checker ([openreach.com](http://openreach.com))



### Location

*Emsworth*, is a pretty harbour-side village, historically renowned for its oyster fisheries. Around the lively village square there is a variety of cafés, restaurants, pubs and an excellent offering of essential stores. There is a doctor's surgery, dentists, schools and churches. Emsworth railway station connects with Havant, London, Portsmouth, Chichester, Brighton and beyond. Regular and frequent bus services connect with Portsmouth, Chichester and surrounding villages. There are footpaths providing lovely walks along the waterside, and two popular sailing clubs.

*Hayling Island* (c.2.5 mls) has miles of beaches for water sports or simple relaxation.

*Havant*, (c. 1.5 ml) has a larger offering of retail and recreational facilities and a mainline station.

*Chichester*, (c. 8.5 mls) with its superb pedestrianised shopping area in the historic centre, magnificent Cathedral and nationally celebrated Festival Theatre, can be easily reached along the A27. Annual events at the Goodwood Estate, covering horseracing, motor sports and flying have grown to have a global following.

*The South Downs*, with vast sways of rolling countryside, ideal for walking, cycling and family outings are close by.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Registered in England and Wales. Company Reg. No. 6792128. Registered Office: Parish Properties Ltd, 24 Park Road South, Havant, Hampshire, PO9 1HB, copyright © 2021 Fine & Country Ltd.



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