



6 Stanley Road, Emsworth, PO10 7BD



NO FORWARD CHAIN....Prime Location close to the harbour, this delightful end of terrace home was once a fisherman's cottage which has been tastefully modernised. Arranged over three floors, the ground floor offers a Sitting Room with open fire and a delightful Dining Room which opens on to a bright and spacious, twin aspect Kitchen/ Breakfast Room, fitted with a range of shaker style painted units and built-in appliances. There is a Utility Room with sink unit and plumbing for washing machine, plus a downstairs Shower Room. On the first floor are two well-appointed Double Bedrooms with built-in wardrobes and a refitted Family Shower Room, with large walk-in Shower cubicle. The Cabin Style staircase leads to the 2nd floor with a charming multipurpose space, which can be used as a home office or an occasional bedroom if required. There are views to Emsworth Harbour from the South facing window. Outside there is a Paved Courtyard Garden (incl insulated/lined shed) side gate and allocated parking space. The Harbour foreshore is a short stroll (approx.75 metres) where there is also a public Slipway ideal for launching kayaks and dinghies.

- CHARACTER COTTAGE ON PRIVATE ROAD
- LOCATED CLOSE TO HARBOUR FORESHORE
- SEPARATE SITTING & DINING ROOM
- BRIGHT KITCHEN/BREAKFAST ROOM
- DOWNSTAIRS SHOWER ROOM
- TWO DOUBLE BEDROOMS & FAMILY SHOWER ROOM
- 2ND FLOOR OCCASIONAL ROOM WITH HARBOUR VIEWS
- COURTYARD GARDEN & ALLOCATED PARKING SPACE

Asking Price
£540,000
Freehold





ACCOMMODATION

Ground Floor:

- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Utility
- Shower Room

First Floor:

- Bedroom One
- Bedroom Two
- Shower Room

Second Floor:

- Bedroom Three with harbour views

External:

- Courtyard Garden
- Allocated Parking

EPC: D

Council Tax: C





LOCATION

The property is close to the harbour and public slipway.

Emsworth is situated on the upper reaches of Chichester Harbour, 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 a stroll into Emsworth Village with its range of local shops, restaurants, pubs and dentist and doctors surgeries. Golf, flying, motor and horse racing are available at nearby Goodwood. Chichester is seven miles to the east and the South Downs are to the north.





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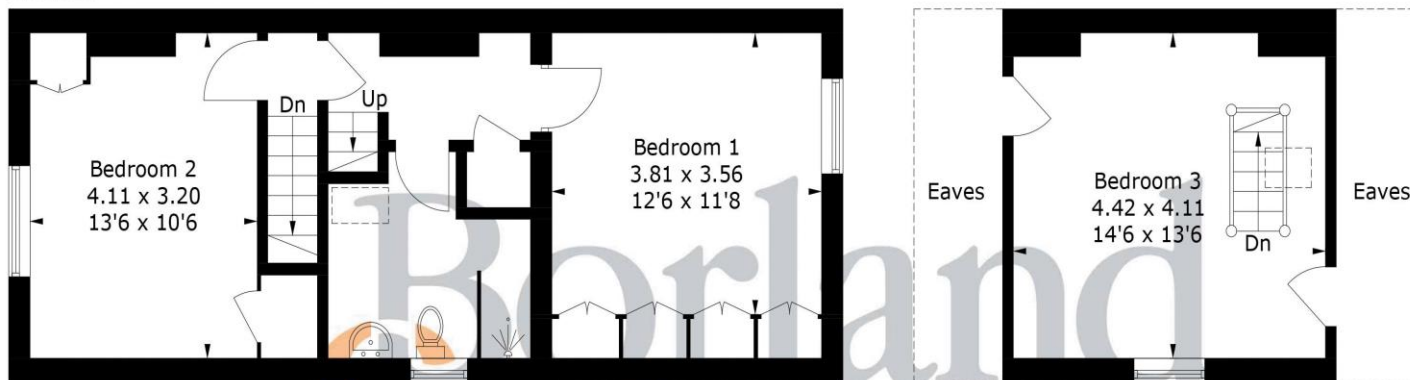
Approximate Gross Internal Area = 114.3 sq m / 1230 sq ft

Shed = 4.7 sq m / 50 sq ft

Total = 119.0 sq m / 1280 sq ft
(Excluding Eaves)

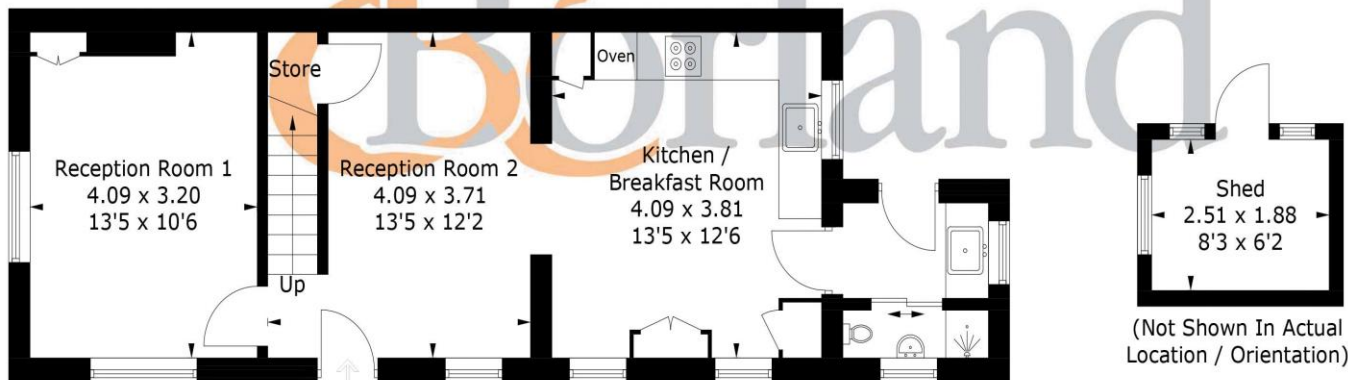


 = Reduced headroom below 1.5m / 5'0



First Floor

Second Floor



Ground Floor

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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. (ID1231255)

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Directions

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