



Seaward House 34, Warblington Road, Emsworth PO10 7HQ



Substantial Detached Family Home located in the much requested South-West corner of Emsworth.

Accommodation: Entrance Hall. Cloakroom. Triple aspect Sitting Room. Kitchen/Dining/Family Room. Utility Room. Sun Room. First Floor Landing Principal bedroom with Ensuite Bathroom. Two further Double Bedrooms Family Bathroom. Second Floor: Landing Guest Double Bedroom and Bathroom. Gas Heating. Double Glazing. Situated centrally in its plot the property benefits from two driveways and a garage offering space for a boat or caravan. The Garden offers a variety of areas to sit throughout the year.

Easy walk to Chichester Harbour Foreshore and Emsworth Town Square. VIEWING ESSENTIAL

- SUBSTANTIAL DETACHED HOME
- POPULAR SOUTH WEST EMSWORTH
- TRIPLE ASPECT SITTING ROOM. SUN ROOM
- KITCHEN/FAMILY ROOM. UTILITY ROOM
- FOUR BEDROOMS, THREE BATHROOMS
- GAS CENTRAL HEATING & DOUBLE GLAZING
- GARAGE, AMPLE OFF ROAD PARKING
- CLOSE TO HARBOUR FORESHORE

Asking Price
£975,000
Freehold





ACCOMMODATION

Ground Floor:

- Entrance Hall
- Kitchen/Dining Room
- Garden Room
- Sitting Room
- Utility Room



First Floor:

- Bedroom One with bathroom En-suite
- Bedroom Three
- Bedroom Four
- Family Bathroom

Second Floor:

- Bedroom Two
- Bathroom

EPC:D

Council Tax:F





LOCATION

Emsworth sits on the upper reaches of Chichester Harbour, now a National Landscape formerly designated an Area of Outstanding Natural Beauty (AONB) in 1964, in recognition of the wealth of wildlife and birds to be found in its many quiet creeks and rythes, combined with its beautiful shoreline.

It has a thriving community with the added advantage of the South Downs National Park to the north and the Cathedral City of Chichester to the east. Chichester is renowned for its Festival Theatre and Goodwood events.

There are excellent road and transport links with easy access to Brighton, Chichester, Portsmouth ferries/Continent & London via A27 & A3, and via train stations at Emsworth & nearby Havant.





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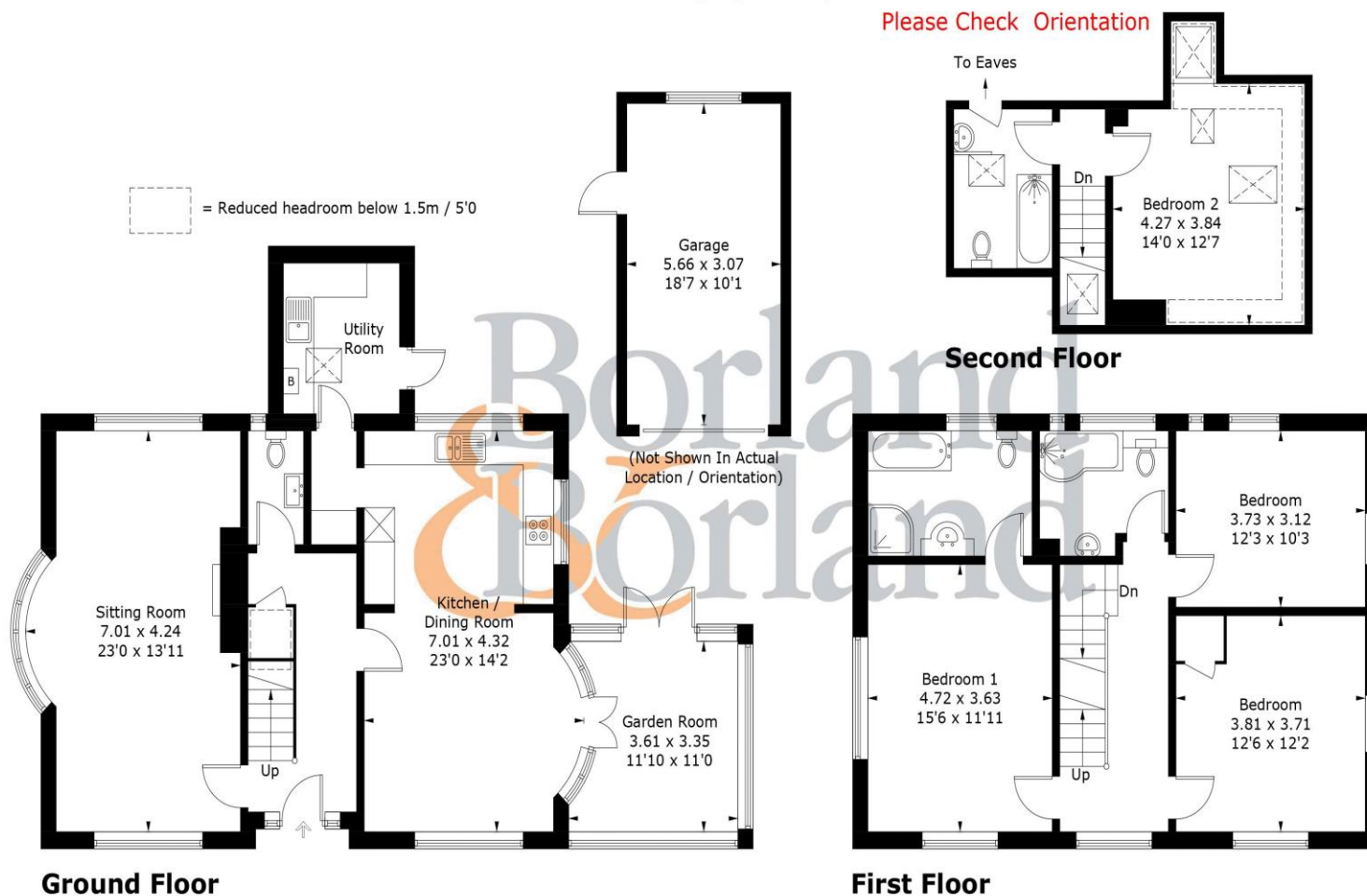
Approximate Gross Internal Area = 185.1 sq m / 1992 sq ft

Garage = 17.2 sq m / 185 sq ft

Total = 202.3 sq m / 2177 sq ft



Please Check Orientation



Directions

SAT NAV: PO10 7HQ

What3words: ///hurry.latter.serves

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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. (ID1148312)

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