



# 14 Stanley Road, Emsworth, Emsworth PO10 7BD



**WATERSIDE LIVING IN A PRIME LOCATION - NO FORWARD CHAIN.....** Three-Storey Waterside Home with open views across Emsworth Harbour, located in the delightful Town of Emsworth, and within the Conservation Area. This is a spacious and versatile Four Bedroom, Three Bathroom Home occupying an enviable Waterfront Position on a highly sought after, select development. The Semi Open Plan Ground Floor enables the delightful water views to be fully enjoyed from the Kitchen/Breakfast Room, through to Sitting/Dining Room and outside to the Rear South Facing Garden Terrace. Upstairs, there are Four Generous Double Bedrooms over two floors, each with access to a Bathroom. The impressive, Principal Bedroom with vaulted ceiling has a feature, arched widow which further enhances the stunning harbour vista; this spacious bedroom suite also includes a large Dressing Room and Bathroom.

Outside, the charming South Facing Rear Garden overlooks the harbour and has an Alfresco Dining Terrace with Landscaped Garden, designed with salt resistant plants. To the front there is an enclosed, Walled Courtyard with gate leading to the attached Double Garage which has power, light & loft storage for sails etc. With access to a public Slipway nearby, this property is a short stroll from Emsworth Square and its range of independent shops, cafés & restaurants as well as two sailing clubs.

- STUNNING VIEWS FROM THIS WATERSIDE HOME
- SPACIOUS & BRIGHT VERSATILE ACCOMMODATION
- ELEGANT LIVING ROOM OPENING ON TO HARBOUR SIDE TERRACE
- FOUR BEDROOMS, THREE BATHROOMS
- SOUTH FACING HARBOUR SIDE TERRACE & REAR GARDEN
- DOUBLE GARAGE
- NO FORWARD CHAIN

Asking Price  
£1,750,000  
Freehold





# ACCOMMODATION

## Ground Floor:

- Entrance Hall
- Sitting Room with harbour view, patio doors to rear terrace
- Kitchen/ Breakfast Room with harbour view
- Cloakroom

## First Floor:

- Bedroom 3, harbour view, with built-in cupboard
- Bedroom 4 with built-in cupboard
- Bathroom with double-access (for each bedroom)
- Utility Cupboard

## Second Floor:

- Bedroom 1, harbour view/arched window & built-in cupboard
- Dressing Room & Bathroom Suite adjacent
- Bedroom 2 with Ensuite

## Exterior:

- South Facing Harbour Side Rear Terrace Garden with decking
- Walled Courtyard Front Garden
- Double Garage with power & light

NOTE: Private Development - all homeowners are shareholders and we understand there is an annual levy of circa £150 for upkeep of communal areas on the development; each property is a shareholder and is a member of John Lewis Quay Management Company. Please note there is a restrictive covenant that the properties cannot be let for Airbnb purposes.

EPC: C

Council Tax: G





## LOCATION

This property with a slipway nearby, is within a short walk of Emsworth Square, the foreshore & ponds. Emsworth retains a village atmosphere and has a thriving community with a range of local, independent shops, cafés/restaurants, dentist/doctor surgeries & two sailing clubs.

Located on the upper reaches of Chichester Harbour, A National Landscape (formerly AONB), and widely considered to be one of the most desirable destinations for recreational sailing with its slipways and Sailing Clubs.

Easy access to major rail and road links to London & south coast including the A27 and A3. Nearby is the Cathedral City of Chichester which offers cultural entertainment with its Festival Theatre, art galleries and the Goodwood Estate, which is internationally renowned for its horse racecourse and motor events such as the Festival of Speed and the Revival Meeting. To the north are the South Downs, England's newest National Park, renowned for its countryside & tranquility.

NB: We understand occasionally in severe weather together with a high tide there has been an ingress of water into the garage when the defence boards are not in place. Please call for further information.



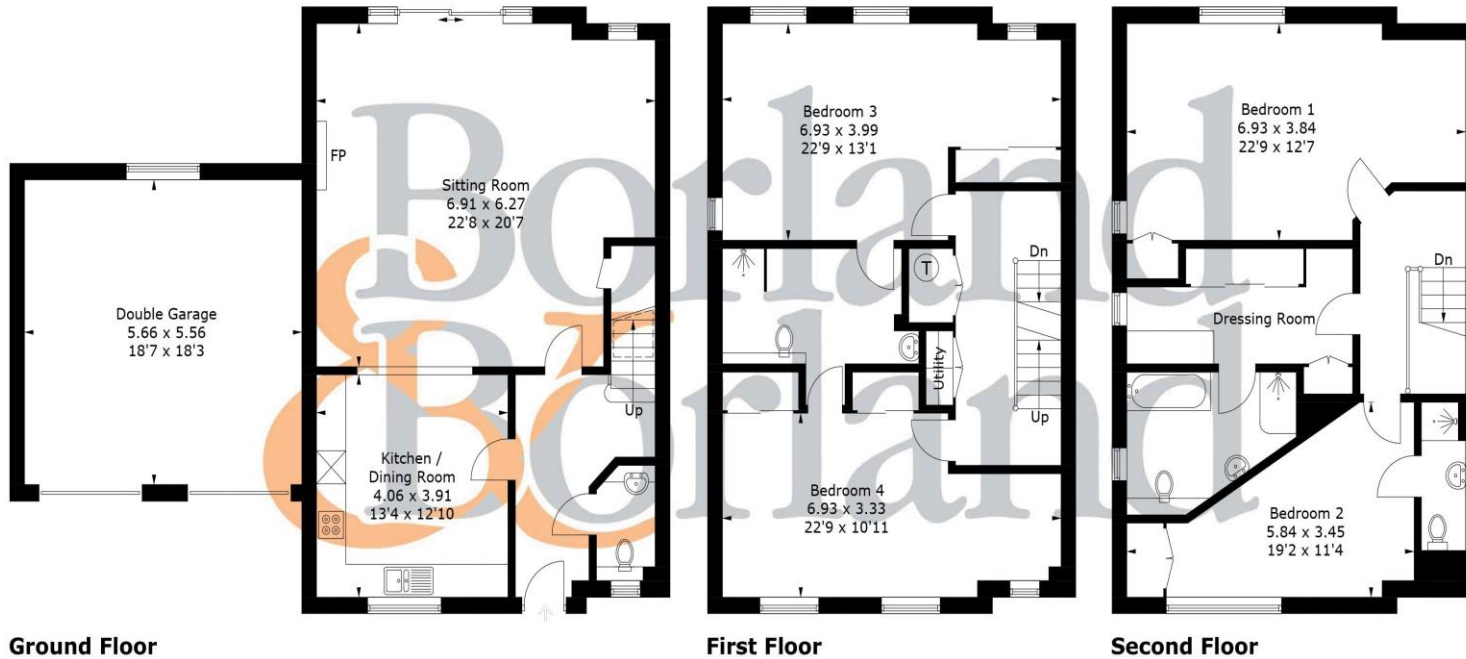


# Kings Landing, 14 Stanley Road, PO10 7BD

Approximate Gross Internal Area = 213.7 sq m / 2300 sq ft  
 Double Garage = 31.3 sq m / 337 sq ft  
 Total = 245.0 sq m / 2637 sq ft



 = Reduced headroom below 1.5m / 5'0



## Directions

SatNav: PO10 7BD

### PRODUCED FOR BORLAND & BORLAND ESTATE AGENTS

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. (ID1290683)

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9a High Street, Emsworth, Hampshire PO10 7AQ

Tel: 01243 377655

property@borlandandborland.co.uk

www.borlandandborland.co.uk

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