



19a King Street, Emsworth,
PO10 7AX



Waterside Living at Its Finest. This home offers more than just a place to live, it offers a lifestyle. Perfectly designed for those who love the water, entertaining in style, and enjoying uninterrupted harbour views every day. This Detached home has undergone a complete redesign and programme of enhancement to provide a contemporary home in the Delightful Harbourside Town of Emsworth steeped in History.

Situated within Emsworth Conservation Area, and on the edge of Chichester Harbour with arguably the finest Down Harbour views with Panoramic views of Emsworth Millpond and Marina. The property was re-designed to the current owner's high specification. It offers a lifestyle for those wishing to entertain and is ideal for water sports enthusiasts. The property is also a short stroll from Emsworth Square with its local shops, green grocers, doctor & dentist surgeries and cafes/eateries. The Cathedral City of Chichester is in close proximity with its shopping outlets and renowned Chichester Festival Theatre, as well as golf, flying, horse & motor racing at nearby Goodwood Estate. Easy access to London and the South Coast via A3, A27 or by rail at Havant Station.

- ICONIC DETACHED HARBOURSIDE HOME
- BREATHTAKING PANORAMIC HARBOUR & MARINA VIEWS
- OPEN PLAN LIVING WITH PRIVATE GLAZED BALCONY
- FOUR BEDROOMS THREE BATHROOMS
- GAS HEATING. DOUBLE GLAZING
- EXCLUSIVE GATED ENTRANCE
- INTEGRAL GARAGE & LARGE WORKSHOP
- OUTSIDE TERRACE OVERLOOKING THE HARBOUR

Offers in Excess of
£2,000,000
Freehold





ACCOMMODATION

Arrive in style through secure vehicle and pedestrian gates, framed by retaining brick walls. A block paved driveway and elegant front courtyard provide a refined welcome, enhanced by outside power, water, and lighting. The property also benefits from an integral garage with direct access to terrace.

Ground Floor Entrance Step into a glazed entrance lobby, beautifully designed with full-height glazed doors and windows, a solid roof with downlighters, and an impressive oak front door with portholes, flanked by glazed side panels. The entrance hall exudes modern elegance, featuring tiled flooring, radiator, and entry phone system. From here, you are drawn into the home's versatile spaces.

Garage & Workshop more than just a garage — this is a multi-functional space. Generous proportions with power and lighting Porthole windows framing views down the harbour Custom rack for paddle boards and kayaks Ample shelving and storage perfect for sailing enthusiasts and water sports lovers, with room for both equipment and workshop facilities.

The ground floor also has a spacious Media/Reception Room with access on to waterside terrace. Ample storage cupboards and a striking oak staircase with underlit lighting, setting a contemporary tone. Shower Room a stylish double walk-in shower, finished in full tiling, with WC, hand basin, and heated towel rail — ideal after a day on the water. Utility Room designed for convenience, the utility room includes: Fitted cupboards plumbing for washing machine and fitted AGA stove and washing appliances wall-mounted boiler and airing cupboard





ACCOMMODATION CONTINUED...

First Floor Landing The first-floor landing is flooded with natural light from its west-facing window, offering captivating views over the harbour and towards the Slipper Sailing Club. Study. Cloakroom. Kitchen with sleek, modern, and fitted with premium appliances: Miele induction hob Siemens double oven and grill tiled flooring and ample storage. The heart of the home is its spectacular south-facing reception room — a seamless space designed for both relaxation and entertaining. Socialising kitchen zone with Siemens hob and marble counters Dining area with harbour views, perfect for hosting dual-aspect sitting area with glazed doors, filling the space with light.

The Reception Room opens onto a private south-facing balcony, accessed via bi-fold doors. With its glazed balustrade, it provides uninterrupted panoramic views stretching south down the harbour, across the marina, and into Millpond. The perfect spot for morning coffee, sunset dining, or simply soaking in the waterside lifestyle.

Second Floor Landing with access to Roof. The Principal Bedroom has panoramic views and is complimented by a Dressing Room and Ensuite Bathroom. Three Further Bedrooms and Family Bathroom

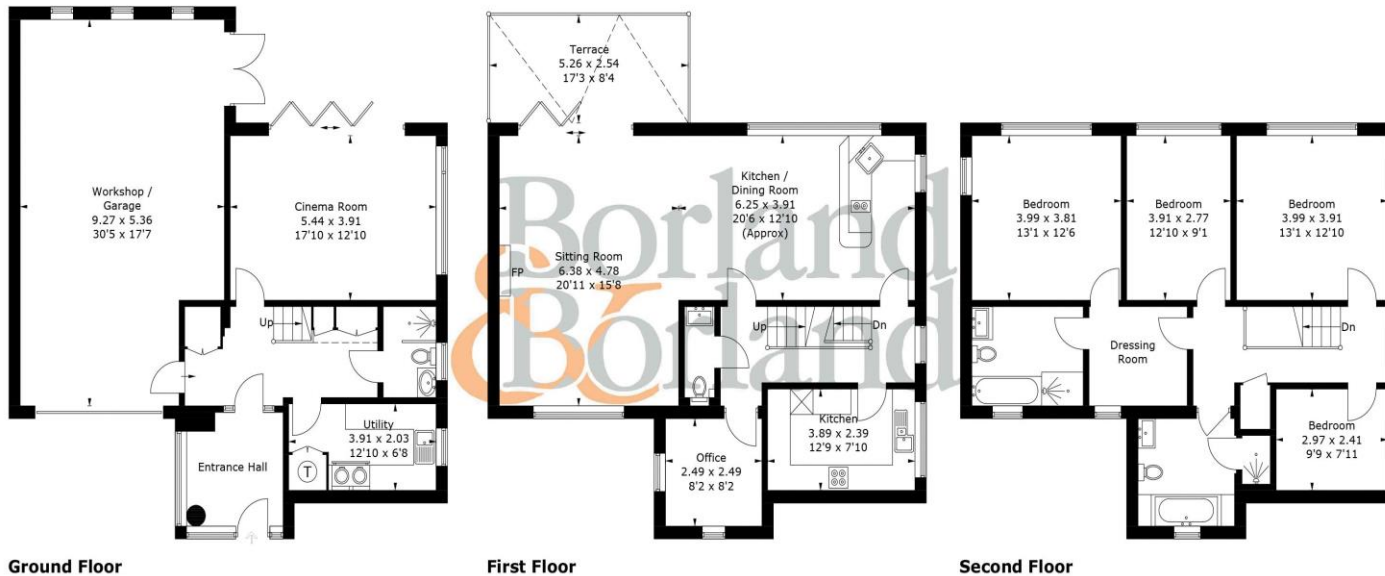
EPC: C
Council Tax: G





19A, King Street, PO10 7AX

Approximate Gross Internal Area
273.5 sq m / 2944 sq ft
(Including Garage)



Directions

Sat nav: PO10 7AX

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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. (ID1234118)

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