



1 The Fishermans, Emsworth - PO10 7BS

Guide Price £1,750,000 Freehold



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1 The Fishermans

Emsworth, PO10 7BS

A substantial and modern coastal home extending to nearly 3,000 sq. ft with a private west facing walled garden, off street parking and a double garage with ancillary space above.

- Quiet cul-de-sac location in the heart of Emsworth with shared harbour foreshore access
- Nearly 3,000 sq. ft of high-quality accommodation plus separate outbuilding
- Almost complete rebuild in 2016 with comprehensive modern upgrades
- Underfloor heating, full ventilation system, renewed services throughout
- Striking rear extension with open-plan kitchen, dining and living space
- West-facing garden accessed via full-width glazed doors and rooflights
- High-spec kitchen with Neff & Miele appliances, Silestone worktops and large island
- Four main bedrooms including two ensuites and a principal dressing area
- Flexible top-floor living level with harbour views from all floors
- Double garage with ancillary accommodation above and parking for several cars







ACCOMMODATION

Positioned in a quiet residential cul-de-sac in the very heart of Emsworth, with direct shared access to the harbour foreshore, this substantial coastal house provides nearly 3,000 sq. ft of high-quality accommodation together with a separate outbuilding incorporating double garaging and ancillary accommodation above.

The current owners undertook an almost total rebuild of the property over a 15-month period in 2016, resulting in a house that has been comprehensively upgraded throughout. The works included renewed services, underfloor heating, engineered oak flooring, skirting and architraves throughout as well as a full ventilation system, and a high standard of fittings and finishes across all floors. The result is a modern, well-insulated and efficiently functioning home that combines contemporary comfort with its central harbourside setting.

A substantial rear extension has created an impressive open-plan kitchen, dining and sitting space, enhanced by rooflights and full-width glazed doors opening directly onto the west-facing garden. This forms a practical and inviting living environment, equally suited to everyday family life and entertaining.

The kitchen is fitted with Neff and Miele appliances and Silestone worktops, arranged around a substantial central island with secondary preparation areas and a natural, well-judged flow through the dining and seating zones. From here, views extend through the house and out to the garden, reinforcing the sense of space and connection.



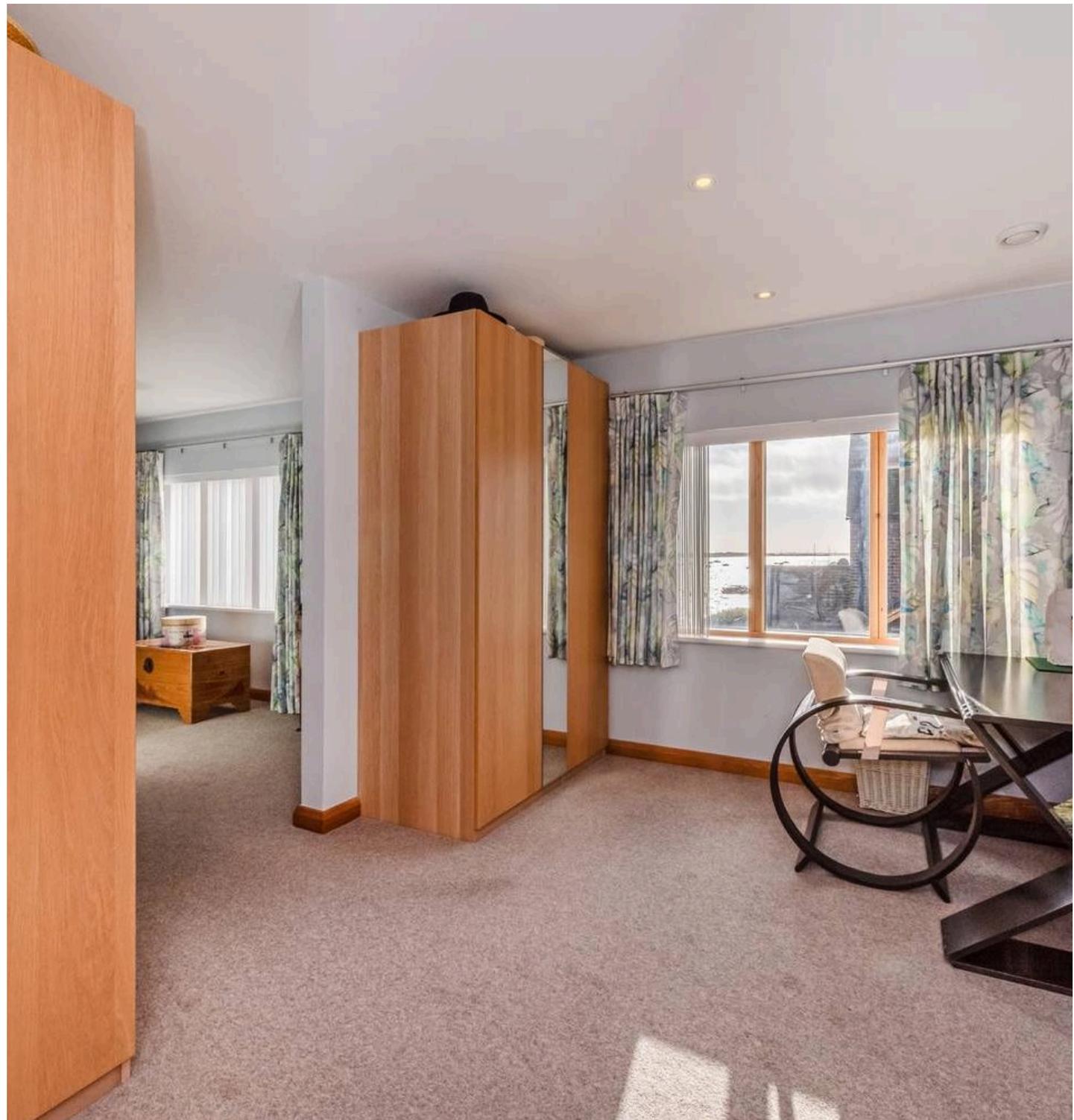
Throughout the house, the stairs hall and landings are naturally lit and carefully detailed, contributing to the sense of quality and coherence from floor to floor. A dedicated laundry room is located on the first floor, providing practical additional storage and utility space.

The bedroom accommodation is arranged across the upper floors. The principal bedroom suite incorporates both en-suite facilities and a dedicated dressing area, while bedroom two is also served by its own en-suite. The remaining two bedrooms are located on the top floor and are served by a central shower room and WC.

The top floor forms a distinct additional living level, comprising two substantial rooms which are shown as bedrooms on the floorplan. These rooms enjoy elevated views across the rooftops and out over the harbour, with excellent natural light and flexibility for use as bedrooms, home offices or additional reception space. Notably, harbour views are enjoyed from all floors of the house.

To the rear is a private, west-facing walled garden, arranged with a broad paved terrace adjoining the house and opening onto a central lawn with established planting and defined borders. Despite the property's highly central position, the garden offers a notable degree of seclusion and calm, forming an effective outdoor extension of the main living accommodation.

A separate outbuilding provides double-width garaging with mains water, drainage and electricity, together with first-floor ancillary accommodation accessed via an external staircase. This upper space is well suited to hobbies, studio use or additional storage. Off-road parking for three cars is provided on the drive — a particularly valuable feature in such a central harbourside location.





LOCATION:

Emsworth is one of the south coast's most distinctive harbour towns, positioned on the Hampshire–West Sussex border and centred around its historic quay.

It offers an excellent range of independent shops, cafés and restaurants, together with a mainline railway station providing direct services along the south coast and to London.

The town lies within the Chichester Harbour Area of Outstanding Natural Beauty, with immediate access to foreshore walks, sailing and waterside paths extending through to Bosham and beyond. Its scale, charm and setting continue to attract those seeking a high-quality coastal lifestyle with everyday convenience.

Services: All mains

Local Authority: Havant Borough Council

Council Tax Band: Band G

EPC Rating: Band D

what3words: glory.push.spoon





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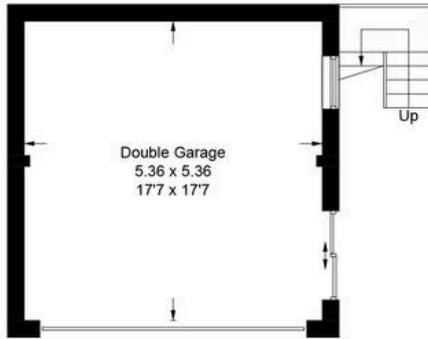
Approximate Gross Internal Area = 224.4 sq m / 2415 sq ft

Outbuilding = 48.5 sq m / 522 sq ft

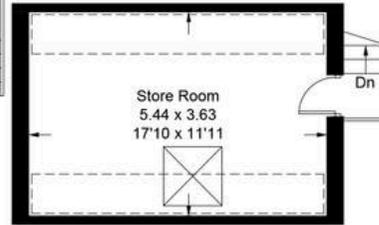
Total = 272.9 sq m / 2937 sq ft

(Including Garage & Excluding Void)

Produced for Stride & Son Estate Agent.

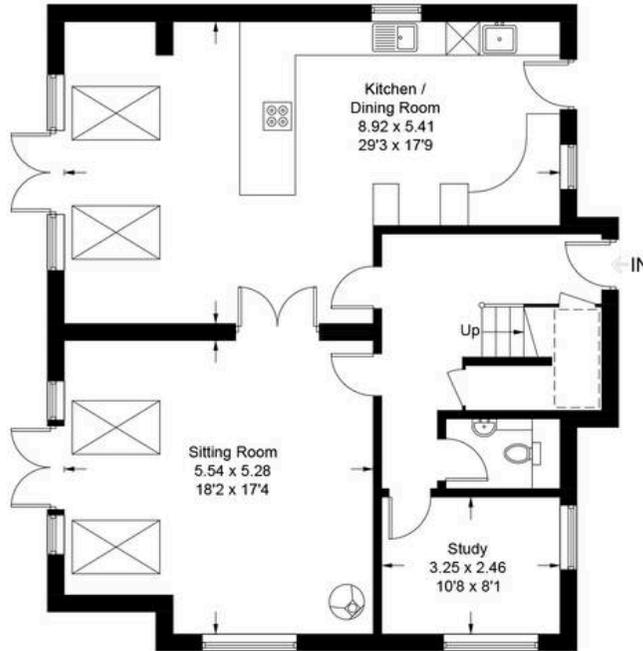


Outbuilding - Ground Floor
(Not Shown In Actual Location / Orientation)

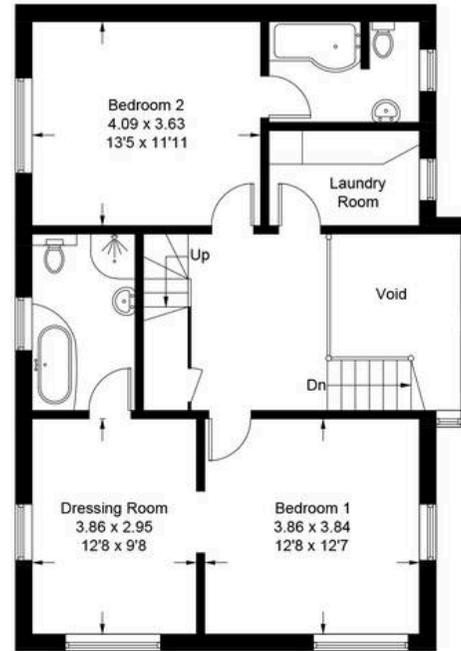


Outbuilding - First Floor

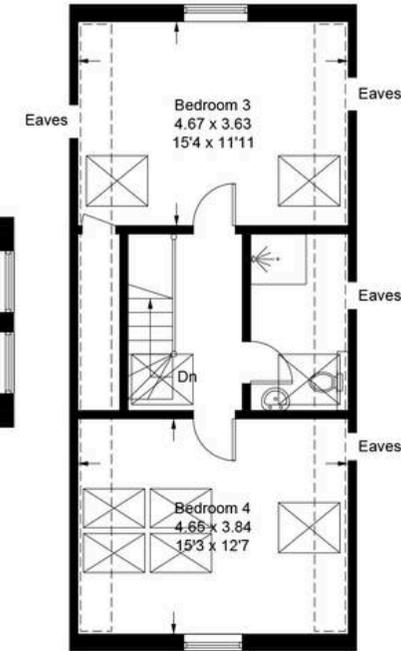
= Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor



Second Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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Stride & Son

37 South Street - PO19 1EL

01243 782626

contact@strideandson.co.uk

www.strideandson.co.uk



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