



# 28B Beach Road, Emsworth, Hampshire PO10 7JS



PRIME LOCATION & NO FORWARD CHAIN for this Detached Family Home occupying a large garden plot in the much sought-after South West corner of Emsworth. Chichester Harbour Foreshore is within a short walk, as are Emsworth Sailing Club, Millpond and Emsworth Town Square.

On the Ground Floor there is an Entrance Hall, Cloakroom, a Spacious Sitting Room with open fireplace and doors leading to a Dining Room, and a Kitchen. Upstairs there are Four Bedrooms, and a Family Bathroom. The property offers flexible living accommodation with the scope for extension, subject to planning, and it is worthy of full renovation and modernisation now required. To the exterior there is a large, mature rear garden, as well as ample car parking and a Garage. Viewing by Appointment Only – No Chain.

- PRIME LOCATION SOUTH A259
- DETACHED FAMILY HOME
- TWO RECEPTIONS & FOUR BEDROOMS
- REQUIRES UPDATING WITH SCOPE FOR EXTENSION SUBJECT TO USUAL CONSENTS.
- GAS HEATING
- MATURE REAR GARDEN
- GARAGE & OFF ROAD PARKING
- NO FORWARD CHAIN

Guide Price  
£670,000  
Freehold





## ACCOMMODATION

### Ground Floor:

- Entrance hall
- Cloakroom
- Sitting room
- Kitchen
- Dining room



### First Floor:

- Bedroom one
- Bedroom two
- Bedroom three
- Bedroom four
- Family bathroom

### External:

- Driveway
- Garage
- Generous enclosed rear garden

EPC: E

Council Tax: E





## LOCATION

Situated on the upper reaches of Chichester Harbour, an Area of Outstanding Natural Beauty, Emsworth village has a thriving community with a range of local shops, providing for everyday needs, including dentist/doctor surgeries plus pubs, restaurants, two Sailing Clubs.

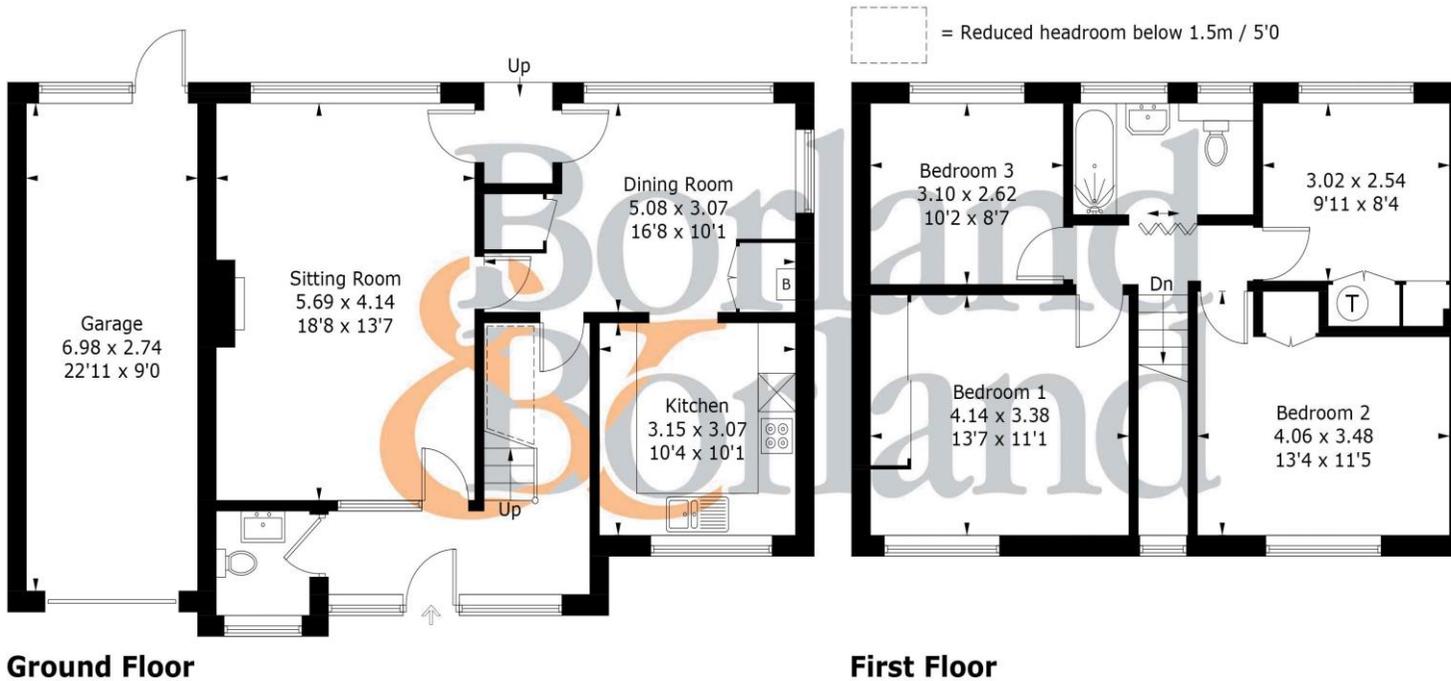
Easy access to the A27, M27, A3 & trains direct to London, Gatwick & Brighton. Widely considered to be one of the most desirable destinations for recreational sailing, kayaking and paddle boarding, with numerous coastal walks close at hand.





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Approximate Gross Internal Area = 119.2 sq m / 1283 sq ft  
Garage = 19.4 sq m / 209 sq ft  
Total = 138.6 sq m / 1492 sq ft



**Directions**  
SAT NAV: PO10 7JS

WHAT THREE WORDS: Dizzy.Hugs.Arch

## 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. (ID1159685)

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