



The Boat House, 1a Main Road, Emsworth PO10 8AP



NO FORWARD CHAIN... The Boat House enjoys beautiful water views across Emsworth Harbour, this charming and unique coastal home offers stylish accommodation in a highly sought-after waterfront location.

The property features a bright open-plan kitchen/living room, conservatory overlooking a private courtyard garden, and a spacious first-floor bedroom with French doors opening to a Juliette balcony, perfectly positioned to take in the harbour views. Further benefits include a large garage/workshop, driveway parking and a low-maintenance enclosed garden. Situated just moments from Emsworth's vibrant town centre, sailing facilities, waterside walks, cafés and restaurants, this is a rare opportunity to enjoy the very best of harbour-side living.

- WATER VIEWS
- SPACIOUS DOUBLE BEDROOM WITH JULIETTE BALCONY
- OPEN-PLAN KITCHEN/LIVING ROOM
- CONSERVATORY
- PRIVATE COURTYARD GARDEN
- LARGE GARAGE/WORKSHOP
- DRIVEWAY PARKING
- PRIME CENTRAL EMSWORTH LOCATION, WALKING DISTANCE TO THE HARBOUR, SHOPS AND RESTAURANTS

Asking Price
£349,995
Freehold





ACCOMMODATION

Ground Floor:

- Entrance hall
- Open-plan kitchen/living room
- Conservatory overlooking the courtyard garden
- Large garage/workshop with power and lighting

First Floor:

- Spacious double bedroom with fitted storage
- French doors opening onto a Juliette balcony
- Bathroom

Outside

- Private driveway parking
- Enclosed, low-maintenance courtyard garden

EPC: D

Council Tax: B





LOCATION

Perfectly positioned on the shores of Chichester Harbour, A national landscape, Emsworth is one of the South Coast's most desirable sailing and waterfront destinations. Renowned for its charming harbour-front setting, thriving sailing community and picturesque waterside walks, the town enjoys a unique blend of coastal tranquillity and vibrant village life.

The harbour itself is a haven for wildlife, dotted with quiet creeks, mudflats and scenic shoreline pathways, providing ever-changing views throughout the seasons. Whether enjoying a morning coffee overlooking the water, paddleboarding along the harbour channels, or dining at one of Emsworth's popular waterside cafés and restaurants, the area offers an enviable coastal lifestyle.

Despite its peaceful setting, Emsworth is exceptionally well connected, with easy access to the A27, nearby railway station and excellent road and rail links to London, Portsmouth and the South Coast. The cathedral city of Chichester lies approximately seven miles to the east, offering extensive shopping, cultural attractions including the renowned Festival Theatre, and the leisure pursuits of the nearby Goodwood Estate, famous for its golf, horse racing, motor racing and flying events.



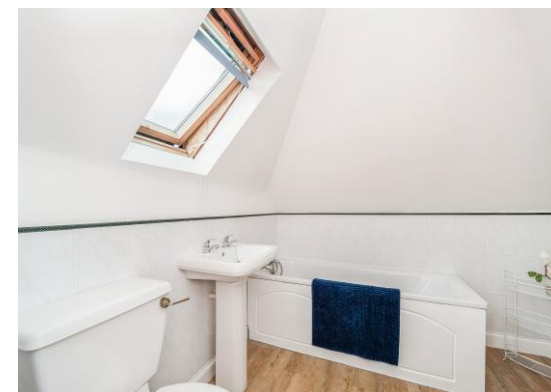
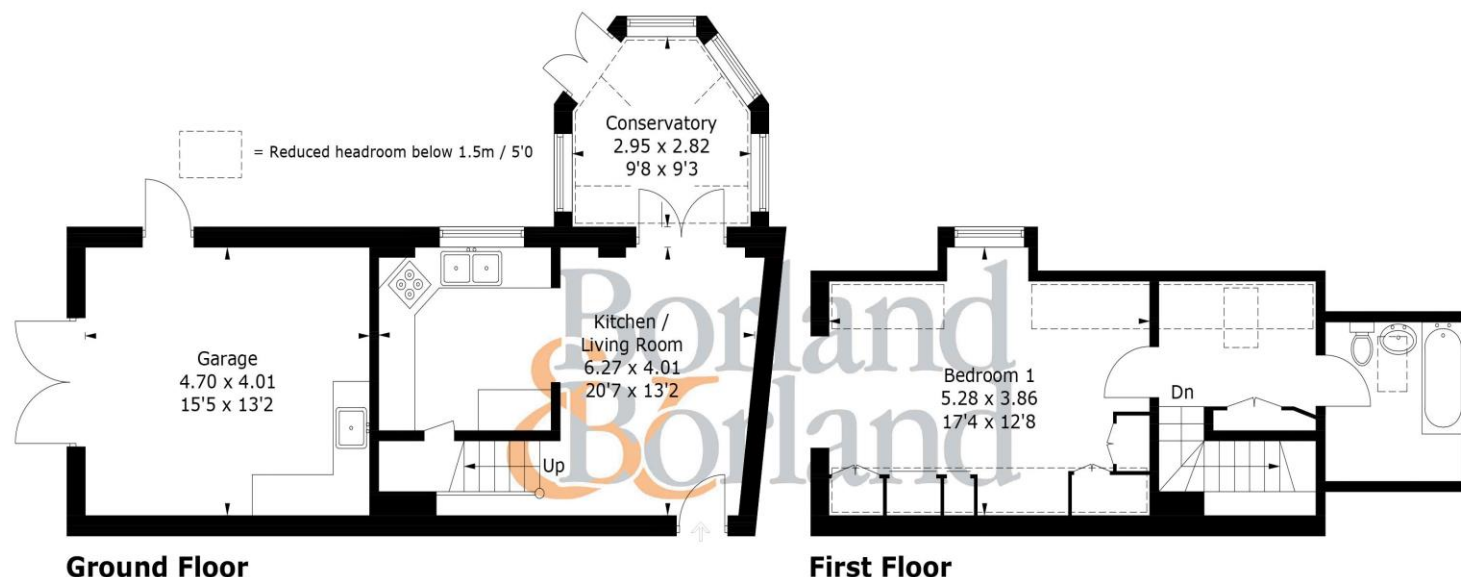


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Approximate Gross Internal Area = 67.3 sq m / 724 sq ft

Garage = 19.0 sq m / 204 sq ft

Total = 86.3 sq m / 928 sq ft



Directions

Sat Nav: PO10 8AP

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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. (ID1332810)

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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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