



40 Bridgefoot Path, Emsworth, PO10 7EB



Set against the backdrop of Emsworth's tranquil millpond, this beautifully presented three-bedroom home offers an enviable blend of character, style and waterfront living. Occupying a sought-after waterside position in the heart of Emsworth, this attractive character home enjoys stunning views across the millpond and is just a short stroll from the harbour, town centre and local amenities. The accommodation is arranged over three floors and has been thoughtfully updated to create a stylish and versatile home. The ground floor comprises a welcoming sitting room, cloakroom, and an impressive open-plan kitchen/dining room. The contemporary shaker-style kitchen features integrated appliances and generous work surfaces, flowing seamlessly into the light-filled garden room where bi-fold doors open onto the rear terrace, perfect for modern family living and entertaining.

The upper floors provide three well-proportioned bedrooms and a family bathroom, the principal bedroom on the first floor also benefits from an ensuite shower room.

Outside, a raised front terrace enjoys delightful views across the water, creating the perfect setting for morning coffee or evening drinks. To the rear, the private landscaped garden offers a secluded space for outdoor dining and relaxation. The property also benefits from off road parking to the rear.

Rarely available in such a desirable location, this charming waterside home combines period character with contemporary living, just moments from Emsworth's independent shops, cafés, restaurants and picturesque harbour.

- STUNNING MILLPOND VIEWS & OFF-ROAD PARKING
- OPEN-PLAN KITCHEN, DINING & GARDEN ROOM
- SITTING ROOM
- THREE BEDROOMS
- BI-FOLD DOORS TO REAR TERRACE
- RAISED FRONT TERRACE OVERLOOKING THE WATER
- FAMILY BATHROOM, GROUND FLOOR CLOAKROOM & ENSUITE SHOWER ROOM
- WALKING DISTANCE TO THE HARBOUR, SHOPS, CAFÉS & RESTAURANTS

Asking Price
£895,000
Freehold





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ACCOMMODATION

Ground Floor:

- Entrance Hall
- Sitting Room
- Cloakroom
- Open-Plan Kitchen / Dining / Garden Room

First Floor

- Bedroom One
- Bedroom Three
- Family Bathroom

Second Floor

- Bedroom Two
- Eaves Storage

OUTSIDE

- Raised Front Terrace with Millpond Views
- Private Landscaped Rear Courtyard Garden
- Off road Parking to the rear of the garden

EPC: C

Council Tax: D





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LOCATION

This property is within an easy walk of local Emsworth shops as well as cafés/restaurants, two sailing clubs & a slipway. Emsworth is situated on the upper reaches of Chichester Harbour, an Area of Outstanding Natural Beauty. Easy access is afforded by road and rail to Chichester, Portsmouth, the A3, the M27 and London. Emsworth railway station is on the London Victoria/Brighton coastal train line.

The property is well placed for coastal walks, sailing clubs and a stroll in to Emsworth Village with its range of local shops, restaurants, pubs and dentist and doctors surgeries. There is golf, flying, motor and horse racing events at nearby Goodwood Estate. Chichester is seven miles to the east and the South Downs are to the north.

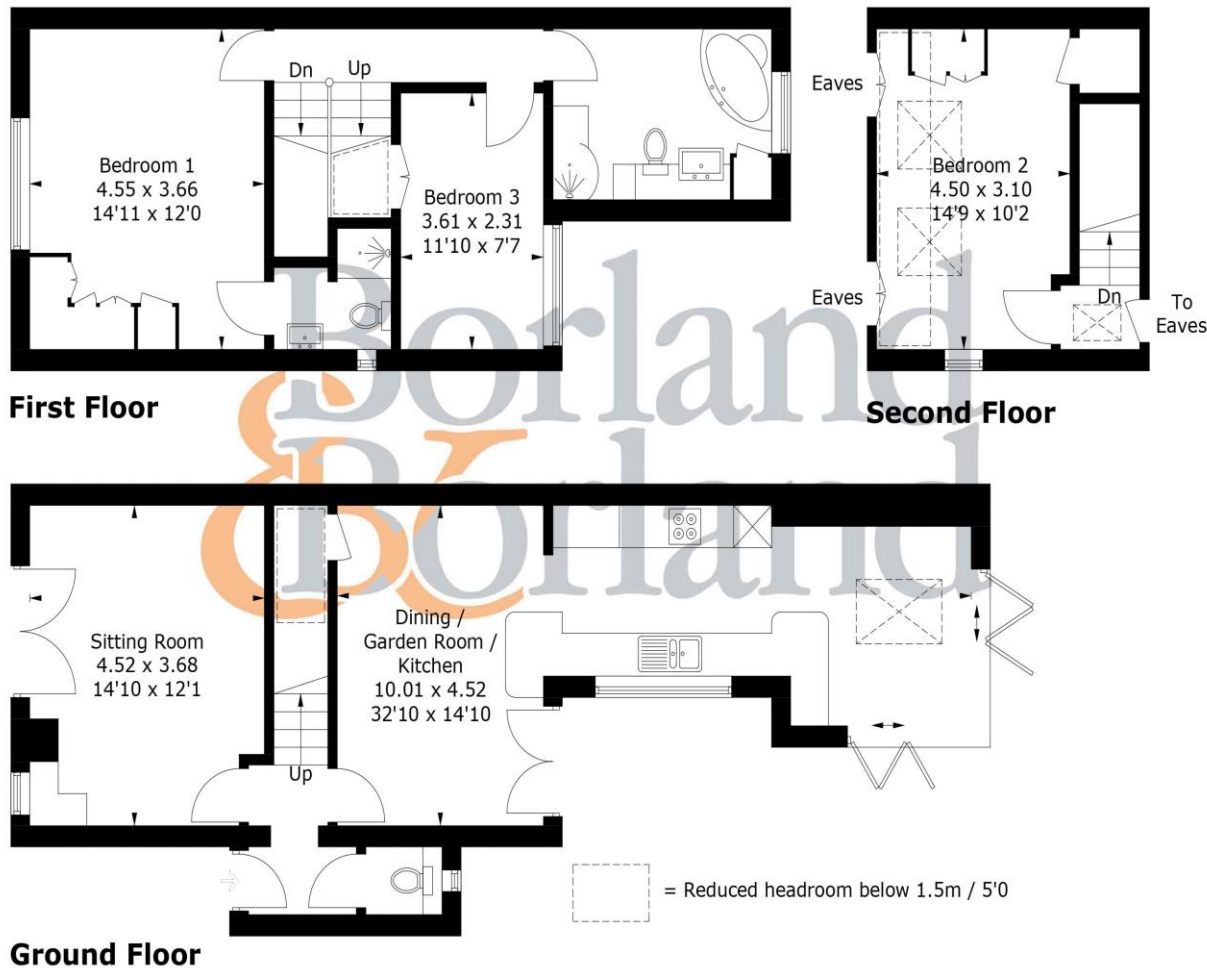




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Approximate Gross Internal Area = 122.6 sq m / 1320 sq ft



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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. (ID1327603)



Directions

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