



26 Park Crescent, Emsworth,

PO10 7NT



CHARMING FOUR-BEDROOM PERIOD HOME, EMSWORTH..... with generous living space, a detached garage and mature gardens, including a large, south-facing front garden. This attractive home is set in a highly sought-after location in Emsworth and has been lovingly owned by the current family since 1967. It offers over 1,500 sq ft/140 sq m of well-proportioned accommodation and presents a rare opportunity to acquire a long-held property of genuine character and potential.

The ground floor provides Two Spacious Reception Rooms, including a bright dual-aspect Sitting Room. The separate Dining Room is ideal for everyday living and entertaining. The Kitchen overlooks both the front & the rear gardens, and is complemented by a convenient Cloakroom.

Upstairs, there are Four Double Bedrooms, all served by a Family Bathroom.

Outside, the property benefits from a beautifully established Rear Garden, perfect for outdoor dining and relaxation, along with a useful Summer House/Outbuilding.

To the front is a generous garden and a Large Driveway offering ample off-road parking & leading to a Detached Double-Tandem Garage with capacity for two cars.

Whilst the property would now benefit from updating, it has been well cared for over the years and offers an exciting opportunity for a new owner to enhance and personalise it to their own taste.

- DETACHED EDWARDIAN FAMILY HOME
- FOUR DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- DOWNSTAIRS CLOAKROOM
- GENEROUS DRIVEWAY
- DOUBLE-TANDEM GARAGE
- LARGE, MATURE FRONT & REAR GARDENS
- WORTHY OF MODERNISATION

Asking Price

£795,000

Freehold





ACCOMMODATION

Ground Floor:

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Cloakroom (WC)

First Floor:

- Bedroom 1 }
- Bedroom 2 } All Doubles
- Bedroom 3 }
- Bedroom 4 }
- Family Bathroom

Exterior:

- Detached Garage (Double-Tandem)
- Summer House / Outbuilding
- Store Room
- Generous Driveway Parking
- Mature Front & Rear Gardens

EPC: D

Council Tax Band: E





LOCATION

Emsworth is situated on the upper reaches of Chichester Harbour, an Area of Outstanding Natural Beauty.

The property is well placed for coastal walks, sailing clubs and is widely considered to be one of the most desirable destinations on the Harbour for recreational sailing.

Emsworth has a good selection of local shops, restaurants, pubs and dentist and doctors' surgeries.

Easy access is afforded by road and rail to Chichester, Portsmouth, the A3, the M27 and London.

Golf, flying, motor and horse racing are at nearby Goodwood. Chichester is seven miles to the east and the South Downs are to the north.



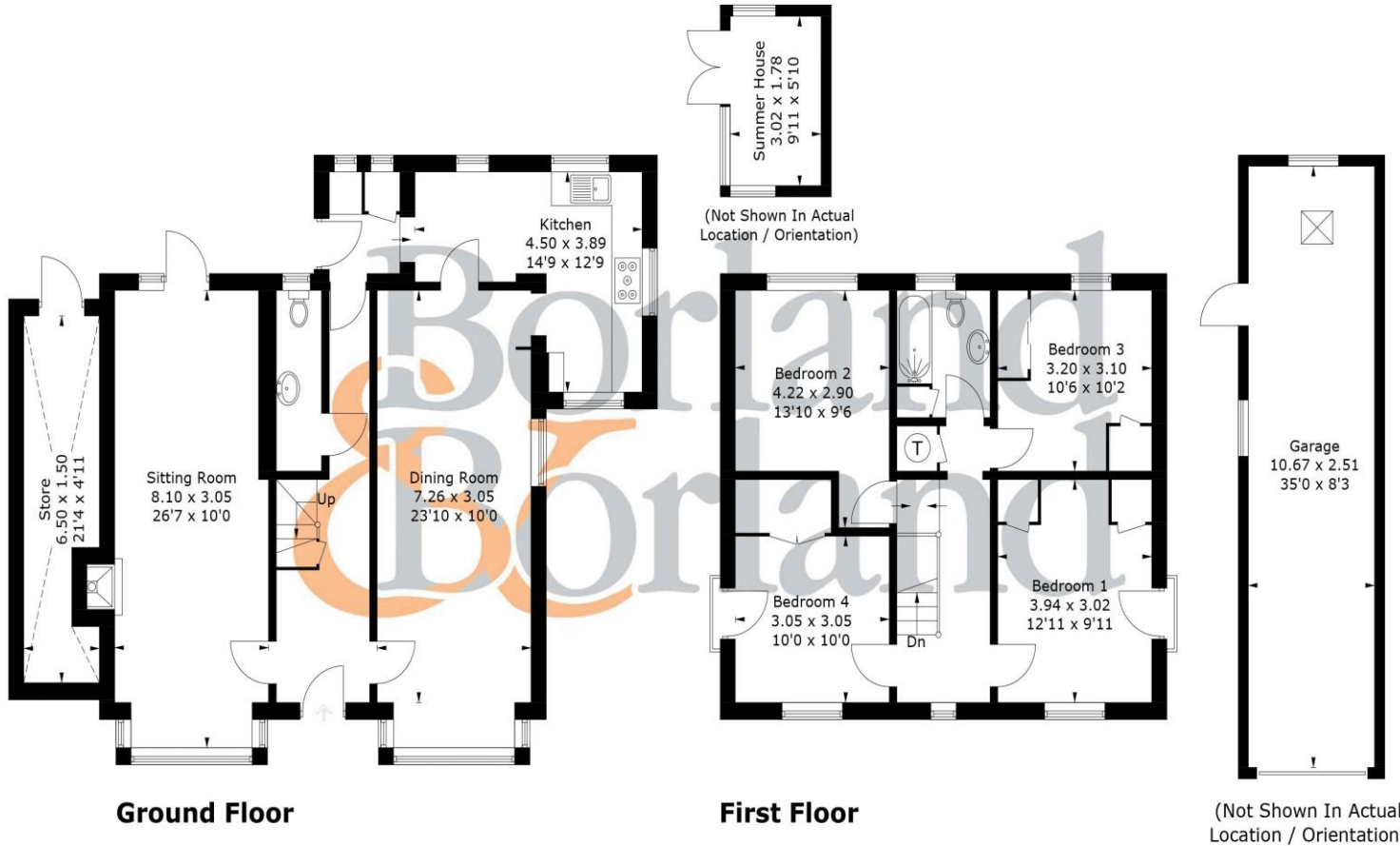


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Approximate Gross Internal Area = 142.4 sq m / 1533 sq ft

Outbuildings = 41.1 sq m / 442 sq ft
(Including Garage)

Total = 183.5 sq m / 1975 sq ft



Directions

Sat Nav: PO10 7NT

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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. (ID1311926)

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