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3 Harbour Way, Emsworth,
PO10 7BE



HARBOURSIDE FIRST FLOOR APARTMENT WITH BALCONY AND STUNNING WATER VIEWS... NO FORWARD CHAIN... Occupying a prime waterside position in the highly sought-after sailing town of Emsworth, this spacious first-floor apartment enjoys delightful views across Emsworth Harbour from both the living accommodation and private balcony.

Accessed via its own private entrance, the property offers well-proportioned accommodation throughout. The generous sitting/dining room is a particular feature, with large windows and a door opening onto the balcony, creating a bright and airy living space perfectly positioned to take advantage of the harbour outlook. The balcony provides an ideal setting for outdoor dining, relaxing and watching the ever-changing activity on the water. The accommodation comprises: sitting/dining room, separate kitchen, Two Bedrooms, Bathroom with separate shower and bath. There is also access to a private store externally. Ideally positioned just a short walk from Emsworth's picturesque harbour, sailing facilities, independent shops, cafés and restaurants, this is an excellent opportunity to enjoy coastal living in one of the South Coast's most desirable locations.

- STUNNING HARBOUR VIEWS
- FIRST FLOOR APARTMENT
- TWO BEDROOMS
- BALCONY
- QUAYSIDE MOORING
- STORE SHED
- NO FORWARD CHAIN
- CLOSE TO LOCAL AMENITIES AND RESTAURANTS

Asking Price
£425,000
Leasehold





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ACCOMMODATION

- Private entrance with stairs to first floor
- Entrance hall
- Spacious sitting/dining room with harbour views
- Balcony overlooking Emsworth Harbour
- Separate fitted kitchen
- Principal bedroom with fitted wardrobes
- Second bedroom
- Bathroom
- Private store shed

EPC: D

Council Tax: C

999 years on lease starting from 1968

Ground Rent: £10 pa

Service Charge: £400 pa





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LOCATION

Situated within Emsworth Conservation Area, close to Dolphin Cut/Chichester Harbour and Slipper Millpond with views to both the South Downs and Chichester Harbour. The property is also a short stroll from Emsworth Square with its local shops, green grocers, doctor & dentist surgeries and cafes/eateries.

The Cathedral City of Chichester is in close proximity with its shopping outlets and renowned Chichester Festival Theatre, as well as golf, flying, horse & motor racing at nearby Goodwood Estate. Easy access to London and the South Coast via A3, A27 or by rail at Havant Station.





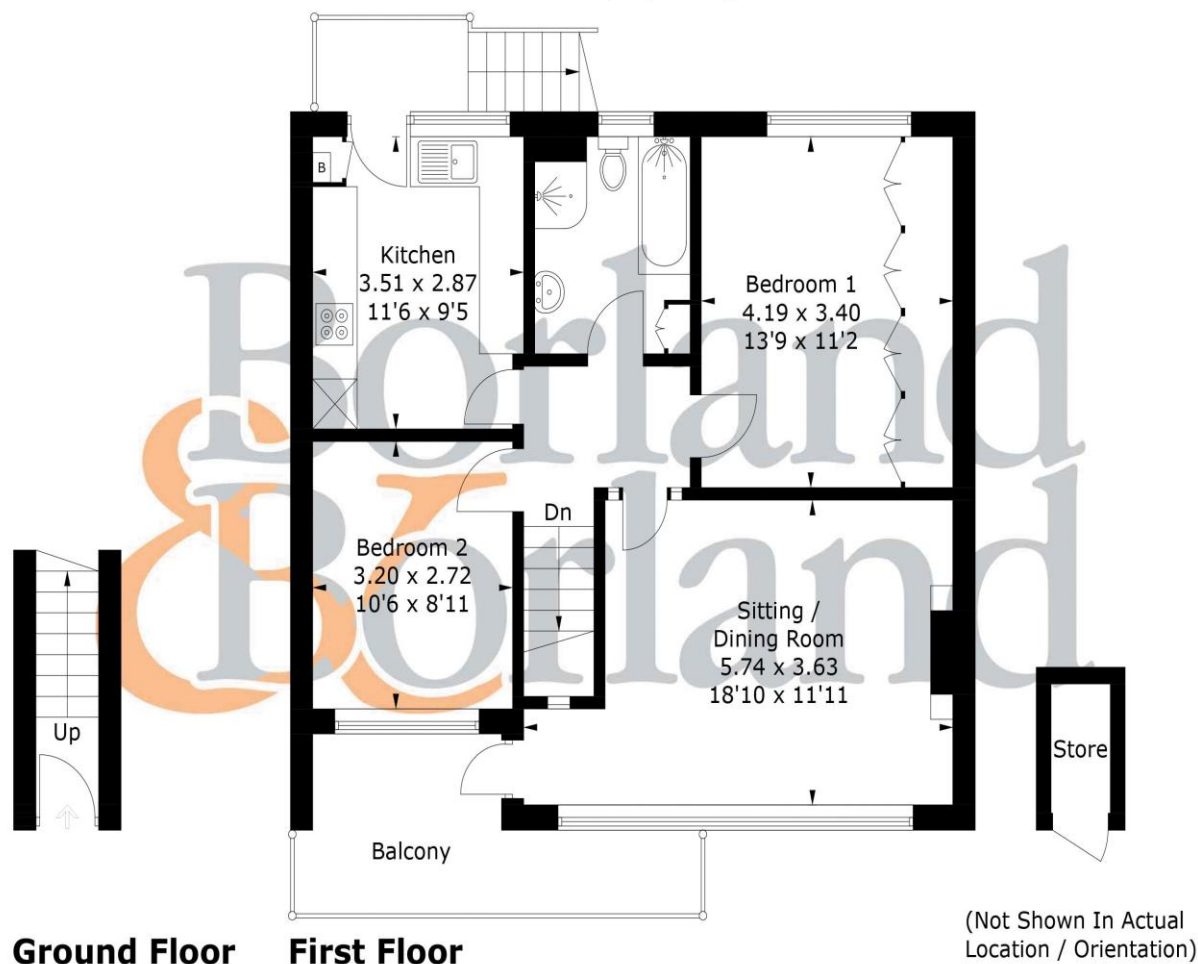
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Approximate Gross Internal Area = 68.8 sq m / 740 sq ft

Store = 1.2 sq m / 13 sq ft

Total = 70.0 sq m / 753 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. (ID1319160)

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Directions

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