





# 23 Brent Court, Emsworth, Emsworth PO10 7JA



Prime, South West Emsworth location for this Detached Chalet Bungalow, within moments of Chichester Harbour foreshore and its coastal walks. Tucked away, within this select development, this is a rare opportunity for those wishing to enjoy sailing, kayaking and paddle boarding, Emsworth Square with its local shops and services is within a mile walk as are the two sailing clubs and popular pubs and restaurants.

Accommodation comprises:

Entrance Hall, Sitting Room, Kitchen, Conservatory, Dining Room, Bedroom Three/ Reception Room, Downstairs Shower Room. First Floor: Bedroom One, Bedroom Two, share a family Bathroom. Externally there is a Driveway with a detached Garage and a wrap around Garden.

- DETACHED CHALET STYLE HOME
- SITUATED CLOSE TO CHICHESTER HARBOUR
- VERSATILE ACCOMMODATION
- SPACIOUS LOUNGE/DINER
- FITTED KITCHEN, CONSERVATORY
- 2/3 BEDROOMS 2X BATHROOMS
- SOUTH FACING GARDEN
- GARAGE & PARKING

Asking Price  
£695,000  
Freehold









# Accommodation

## Ground Floor

- Entrance Hall
- Sitting Room
- Kitchen
- Conservatory
- Dining Room
- Bedroom Three/Reception Room
- Shower Room

## First Floor

- Bedroom One
- Bedroom Two
- Family Bathroom

## Externally

- Driveway
- Detached Garage
- Wrap Around Garden

EPC Rating: D









# Location

Emsworth sits on the upper reaches of Chichester Harbour, which was designated an Area of Outstanding Natural Beauty (AONB) in 1964, in recognition of the wealth of wildlife and birds to be found in its many quiet creeks. Famed for its beautiful shoreline there is a thriving community with the added advantage of the South Downs National Park to the north and the Cathedral City of Chichester to the east. Chichester is renowned for its Festival Theatre and Goodwood events.

There are excellent road and transport links with easy access to Brighton, Chichester, Portsmouth ferries/Continent & London via the A27 & A3, and via train stations at Emsworth & nearby Havant.



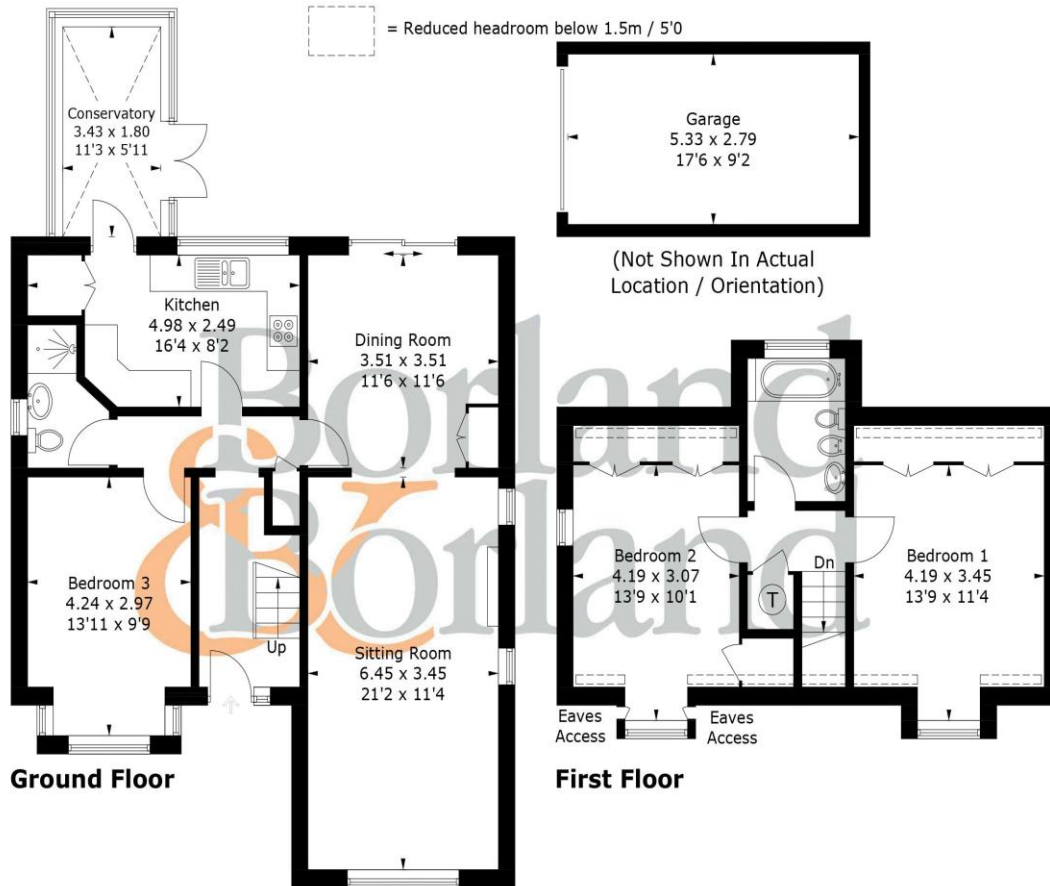






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Approximate Gross Internal Area = 121.4 sq m / 1307 sq ft  
 Garage = 15.0 sq m / 161 sq ft  
 Total = 136.4 sq m / 1468 sq ft



**Directions**  
 SAT NAV: PO10 7JA

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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. (ID961980)

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