



Amberley, 14, Warblington Road, Emsworth PO10 7HQ



Prime, South West Emsworth location for this bright & airy Detached Bungalow within moments of Chichester Harbour Foreshore. It's ideally located for those interested in waterside pursuits & coastal walks. Situated on a good-sized plot, and with the added seclusion of a mature hedges, this is a rare opportunity for those wishing to live close to the Harbour Foreshore, and within a stroll of Emsworth Town and its Sailing Clubs and Mill Pond.

The property has a porch area, with front door opening into a Reception Hall. There is a large, twin aspect L-Shaped Reception Room with Dining Room, which leads to a refitted Kitchen/Breakfast Room. The flowing reception areas are complimented by the Three Bedrooms and a refitted Bathroom on the other side of the property, the Main Bedroom with Ensuite Shower Room. There is also a spacious Study/Utility Area.

The property has been well maintained and occupies a mature plot. It is approached via two driveways and enjoys excellent parking for several cars or dinghies. A Detached Double Garage furthers the attraction of this bungalow. The well-tended front garden offers privacy, as does the mature South Facing Rear Garden with its lawn, shrub & flower borders and garden terrace.

- PRIME SOUTH WEST EMSWORTH LOCATION
- RARE DETACHED BUNGALOW
- CLOSE TO HARBOUR FORESHORE & TOWN SQUARE
- BRIGHT & AIRY LIVING ACCOMMODATION
- THREE BEDROOMS. TWO BATHROOMS
- DOUBLE GLAZING. GAS HEATING
- MATURE GARDEN PLOT
- DOUBLE GARAGE & AMPLE OFF-ROAD PARKING

Asking Price

£1,200,000
Freehold



ACCOMMODATION

Ground Floor only:

- Entrance Porch
- Hallway
- Sitting/ Dining Room
- Kitchen/ Breakfast
- Bedroom One with En-Suite Shower
- Bedroom Two
- Bedroom Three
- Family Bathroom
- Study/Hobby Room
- Double Garage & Ample Parking
- South Facing Mature Rear Garden





LOCATION

Situated south of the A259, close to Emsworth Mill Pond and a short walk from the Harbour Foreshore, giving easy access to the sailing clubs. Emsworth Square with its variety of independent shops and amenities, including cafés/restaurants, post office & doctor/dentist surgeries, can be reached on foot.

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 and rythes, combined with its beautiful shoreline. It has 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.

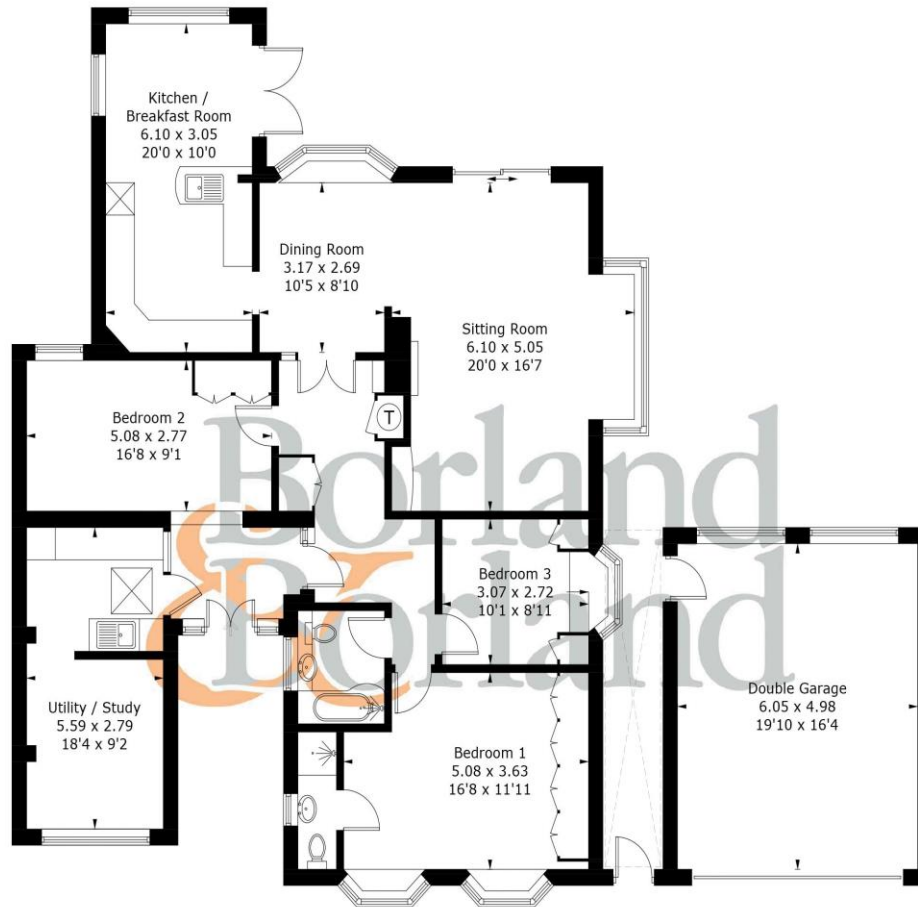
Chichester is renowned for its Festival Theatre and Goodwood events. There are excellent road and transport links with easy access to Brighton, Chichester, Portsmouth ferries/Continent & London via the A27 & A3, and via train stations at Emsworth & nearby Havant.





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Approximate Gross Internal Area = 140.9 sq m / 1517 sq ft
Double Garage = 30.4 sq m / 327 sq ft
Total = 171.3 sq m / 1844 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. (ID1055574)

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