



# Cormorant, 1 St. Anne's Close, Havant Road

Emsworth PO10 7JG



ONLY ONE REMAINING, EXCLUSIVE, NEW, GATED DEVELOPMENT OF FOUR DETACHED BUNGALOWS CLOSE TO HARBOUR AND TOWN SQUARE A rare opportunity to own a CONTEMPORARY NEW BUILD, THREE BEDROOM BUNGALOW in this sought after Emsworth location – This Detached, Three Bedroom Bungalows display thoughtful and Contemporary Design, coupled with spacious interiors & open plan living. The welcoming front door opens into a wide Entrance Hall with Engineered Oak Wood flooring. There is a spacious Open Plan Living & Dining room, with integral, fully Fitted Kitchen area. Full-width Bi-fold Doors at the end of this room overlook the rear Garden & Patio and create a light and airy living space. The Kitchen includes Island Unit/ Breakfast Bar and will have a variety of modern appliances including induction hob, boiling water tap, American-style fridge & wine fridge. There is also a separate Utility Room. The modern design incorporates Underfloor Heating throughout and Engineered Oak Wood flooring in the hall and kitchen area. Leading off the hallway there are Three Bedrooms, all carpeted, and a Family Bathroom. The Principal Bedroom includes Ensuite shower room, a Walk-in Wardrobe and a set of doors leading onto the rear garden. Outside there is Private Parking and an Electric Vehicle Charger. There are 2 water & power supplies (1 at the rear & 1 at the front), as well as Solar Panels.

- NEW-BUILD DETACHED BUNGALOW
- EXCLUSIVE GATED DEVELOPMENT
- CONTEMPORARY DESIGN
- OPEN PLAN LIVING ACCOMMODATION
- FITTED KITCHEN AREA & UTILITY ROOM
- PRINCIPAL BEDROOM WITH EN-SUITE & WALK-IN WARDROBE
- TWO FURTHER BEDROOMS, BATHROOM
- UNDERFLOOR HEATING THROUGHOUT





## ACCOMMODATION

- Entrance Hall
- Kitchen opening onto sitting/dining room. Bi-fold doors opening onto rear garden
- Master bedroom with En-suite and dressing room. Bi-Fold doors opening onto rear garden
- Bedroom 2
- Bedroom 3
- Family bathroom with bath and separate shower

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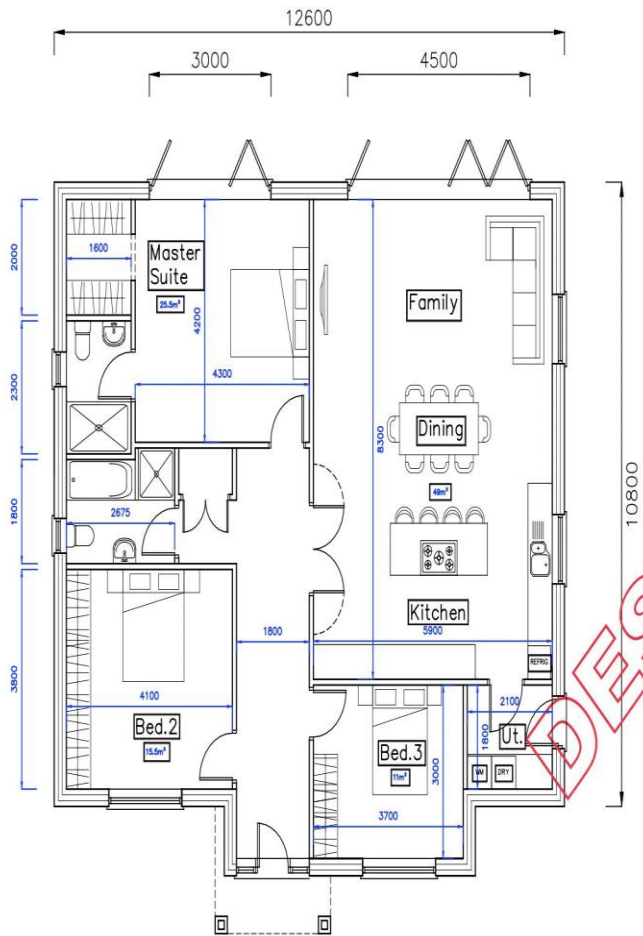
## LOCATION

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. 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 is within a short walk and has a good selection of local shops, restaurants, pubs and dentist and doctors' surgeries. 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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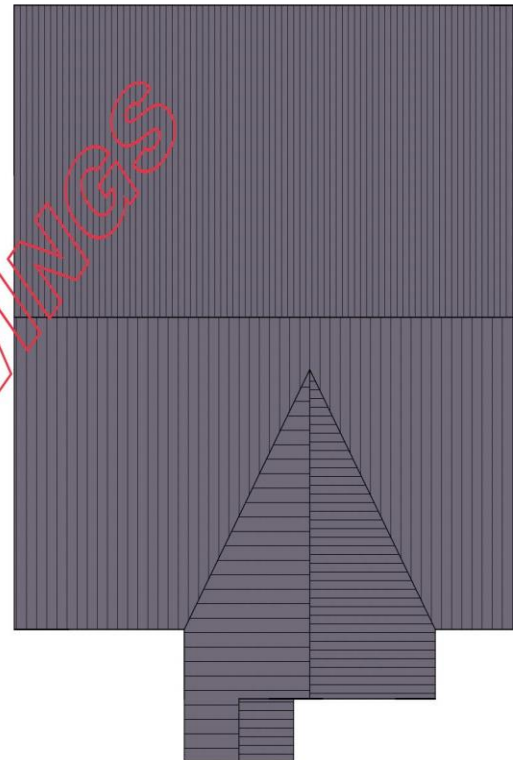




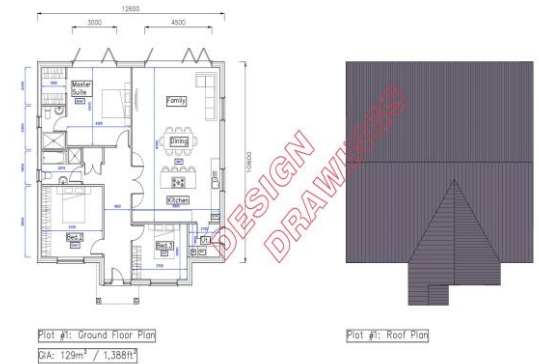


Plot #1: Ground Floor Plan

GIA: 129m<sup>2</sup> / 1,388ft<sup>2</sup>



Plot #1: Roof Plan



### Directions

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