



52 Kings Road, Emsworth, Emsworth PO10 7HN



TAKE THE VIRTUAL 360 TOUR. Prime, South West Emsworth location for this Detached Chalet Bungalow within moments of Chichester Harbour foreshore, and its coastal walks, ideally located for those interested in waterside pursuits. Situated on a corner plot with the seclusion of a privet hedge, this is a rare opportunity for those wishing to live close to the Harbour Foreshore, and within a stroll of Emsworth's Sailing Clubs and Mill Pond.

This well-maintained, home has a delightful Porch with a welcoming oak front door opening into a spacious Reception Hall. There are two generous Reception Rooms and a refitted Kitchen/Breakfast Room. On the ground floor are Three Bedrooms, and a refitted Bathroom with a separate WC. In the loft space there is a large Hobbies/Bedroom, with glimpses of water views, and the potential to create two bedrooms and a bathroom subject to the usual building consents. Occupying a mature, well-tended garden there is an East Facing Garden with lawn & terrace area, and a secluded South Facing Courtyard Garden. There is excellent Parking for several cars or dinghies, an attached Garage and a wide covered Carport.

- CLOSE TO HARBOUR
- DETACHED CHALET BUNGALOW
- TWO RECEPTION ROOMS, THREE BEDROOMS
- HOBBIES/GUEST BEDROOM
- FAMILY BATHROOM
- GAS HEATING & DOUBLE GLAZING
- GARAGE, CARPORT & AMPLE PARKING
- EAST & SOUTH FACING GARDENS

Guide Price
£1,100,000
Freehold





ACCOMMODATION

This Delightful, Coastal Property comprises:

GROUND FLOOR

- Front Porch
- Entrance Hall
- Family Room
- Sitting/ Dining Room
- Kitchen/Breakfast Room
- Bathroom
- Separate WC
- Bedroom 1
- Bedroom 2
- Bedroom 3/Study

FIRST FLOOR

- Hobbies/Guest Bedroom, with water view glimpses

OUTSIDE

- Garage
- Carport
- Parking, ample for cars/dighies
- East Facing Garden, with lawn & terrace
- South Facing Garden, secluded





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 & amenities, including post office, doctor/dentist surgeries, can be reached by foot around the mill pond.

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.

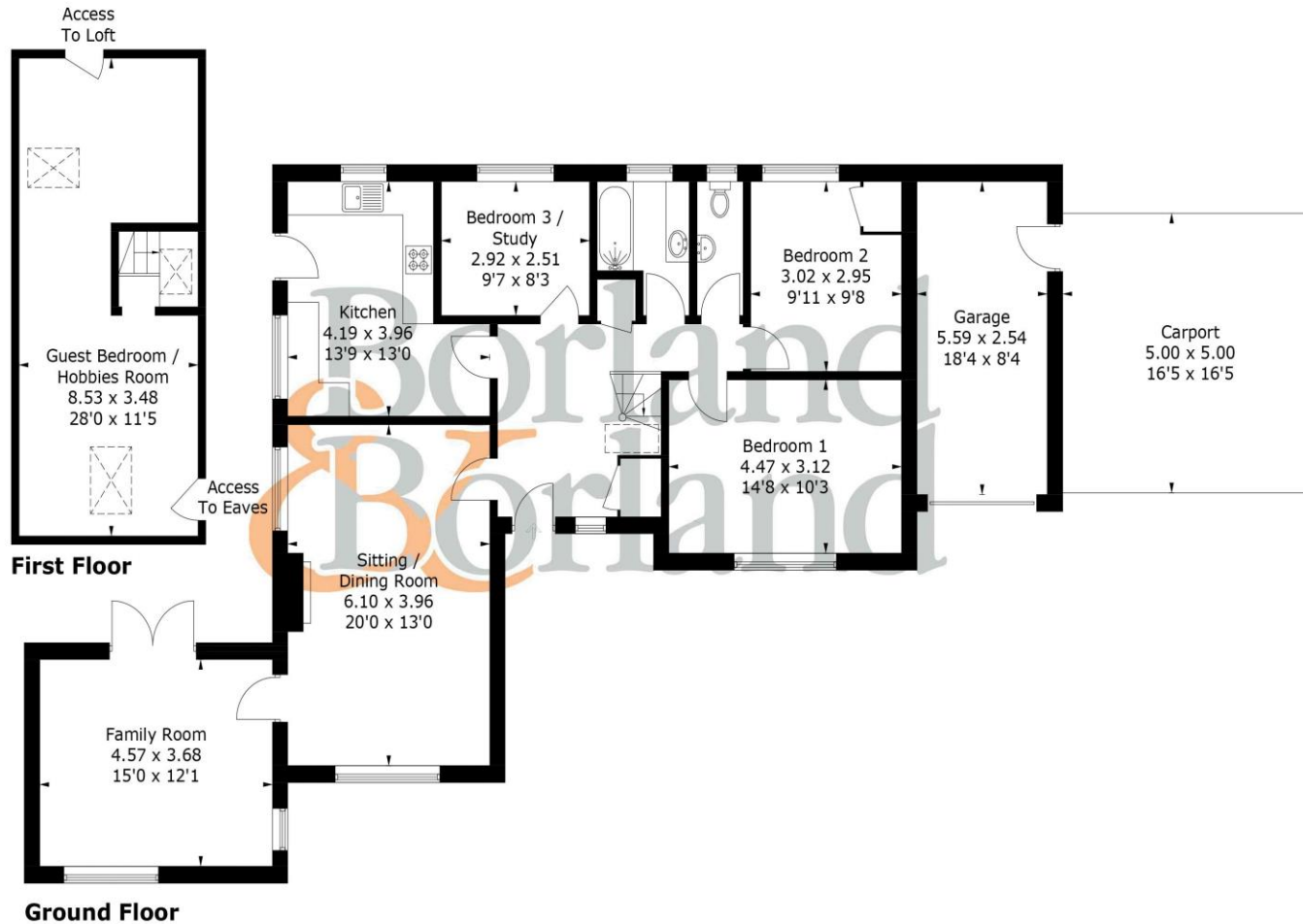
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52 Kings Road

Approximate Gross Internal Area = 140.4 sq m / 1511 sq ft
 Garage = 14.4 sq m / 155 sq ft
 Total = 154.8 sq m / 1666 sq ft



Directions

SAT NAV: PO10 7HN

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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. (ID837629)

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