



Whitewalls, 11 Kingsey Avenue, Emsworth PO10 7HP



NO FORWARD CHAIN - PRIME SOUTHWEST EMSWORTH LOCATION for this Detached Home, in close proximity to the Harbour Foreshore. This property has been thoughtfully extended and remodelled to offer bright and airy living space, with clean lines and contemporary interiors. The ground floor accommodation flows from the wide Entrance Hallway to the modern Kitchen/Living Room, with wood burning stove, and through connecting doors into a Triple Aspect Dining Room. Both the living & dining areas have views and bifold patio doors out to the rear garden. There is also downstairs Cloakroom.

On the first floor, there is a spacious Main Bedroom with an En-suite, Three further Bedrooms and a Family Bathroom. In addition, there is an Integral Garage. Outside there is a wide, brick paved driveway with ample parking and side pedestrian access to a fully enclosed rear garden. The garden has attractive, mature, shrub borders, lawn and a protected terrace area which can be accessed from both Living and Dining Rooms. Warmed throughout by gas heating plus double glazing.

- PRIME LOCATION SOUTHWEST EMSWORTH
- CLOSE TO HARBOUR FORESHORE
- EXTENDED & REMODELLED
- CONTEMPORARY INTERIORS
- KITCHEN/LIVING & DINING ROOM
- 4 BEDROOMS 2 BATHROOMS
- GAS HEATING DOUBLE GLAZING
- GARAGE, PARKING & ATTRACTIVE GARDENS

Asking Price
£995,000
Freehold





ACCOMMODATION

Ground Floor:

- Entrance Hallway
- Dining Room, with patio doors to garden
- Living Room/Kitchen, open plan with wood burning stove & patio doors to garden
- Cloakroom

First Floor:

- Main Bedroom with Ensuite & fitted cupboard/wardrobe, twin aspect
- Bedroom 2 with fitted cupboard/wardrobe
- Bedroom 3, twin aspect
- Bedroom 4
- Family Bathroom

Exterior:

- Integrated Garage
- Wide Driveway & ample parking
- Enclosed Rear Garden with lawn & mature shrub borders
- Terrace Area, accessible via living & dining rooms

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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 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.

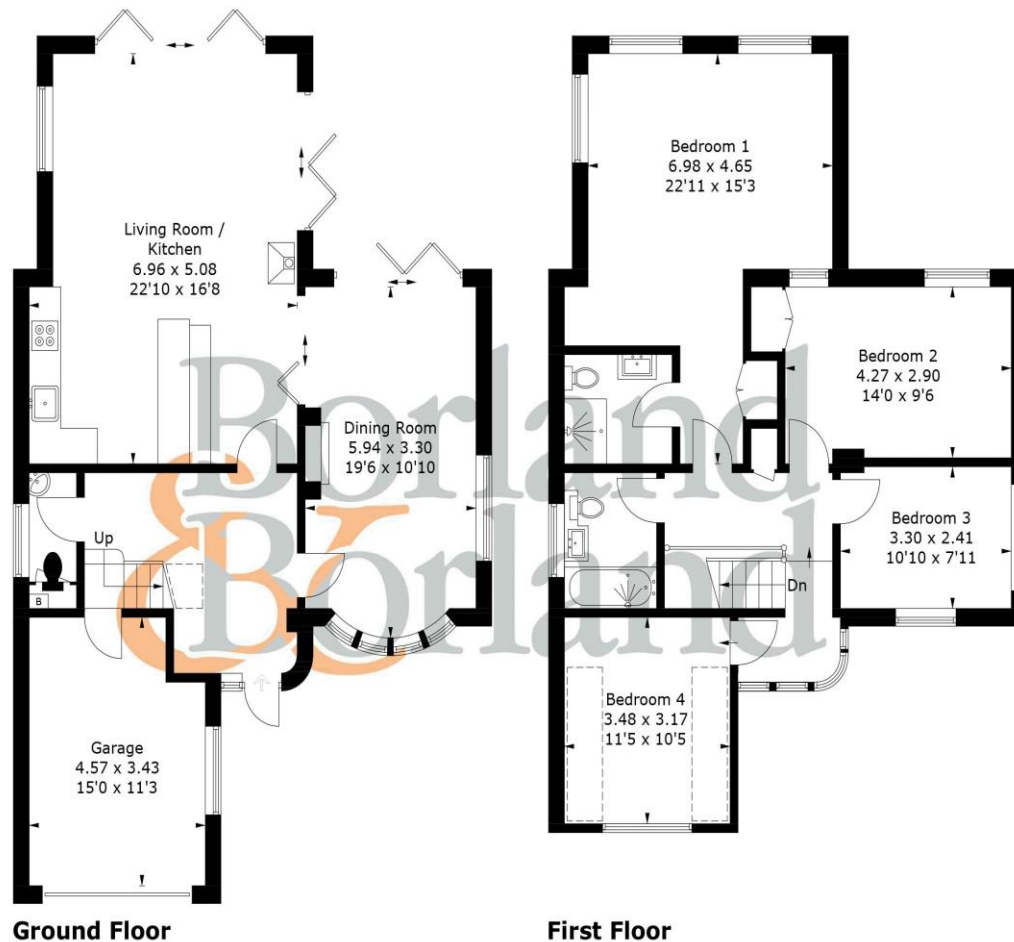
There are excellent road and transport links with easy access to Brighton, Chichester, Portsmouth ferries/Continent & London via the A27 & A3, and via train stations at Emsworth & nearby Havant.





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Approximate Gross Internal Area = 163.1 sq m / 1756 sq ft
(Including Garage)



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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. (ID1065047)



Directions

Sat Nav: PO10 7HP

9a High Street, Emsworth, Hampshire PO10 7AQ

Tel: 01243 377655

property@borlandandborland.co.uk

www.borlandandborland.co.uk

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