



16 Kings Road,
Emsworth PO10 7HN



Delightful Character Cottage in the much requested South West corner of Emsworth. The property has been thoughtfully extended in the past and provides an attractive home with a fine South facing garden. Chichester Harbour foreshore and its coastal walks, are ideally located for those interested in waterside pursuits. 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.

The property has a welcoming feel and the accommodation offers two Reception Rooms, a bright and light fitted Kitchen/Breakfast Room and a ground floor Shower Room. Upstairs there are Two Bedrooms, and a generous Bathroom. The property has been well maintained with double glazing and gas heating. There is a mature well tended South facing rear garden with a large workshop/home office and rear pedestrian access. To the front is a private garden.

- SOUTH WEST CORNER OF EMSWORTH
- IMMACULATE THROUGHOUT
- 2 BEDROOMS
- 2 RECEPTION ROOMS
- 2 BATHROOMS
- SOUTH FACING GARDEN
- CHARACTER COTTAGE
- LARGE WORKSHOP

Asking Price
£499,000
Freehold





ACCOMMODATION

Ground Floor

- Reception Room
- Sitting Room
- Downstairs Shower Room
- Kitchen Dining Room



First Floor

- Bedroom 1
- Bedroom 2
- Family Bathroom

Exterior

- Front Garden with Path
- Private Enclosed Rear Garden, Over 100ft Long
- Large Workshop





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.

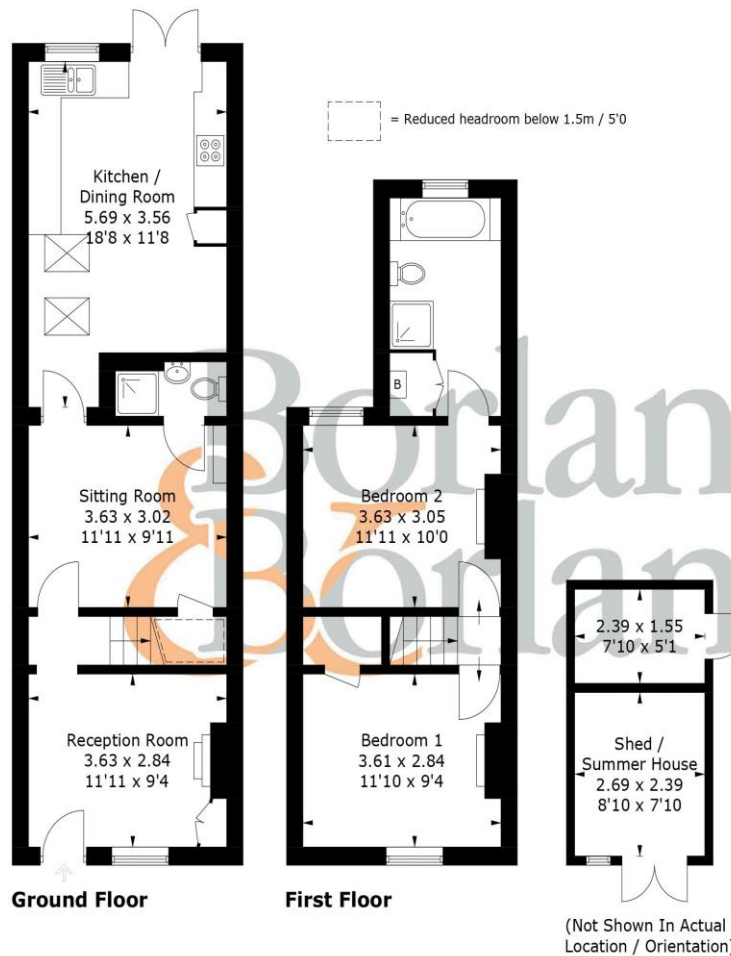
Emsworth sits on the upper reaches of Chichester Harbour, which was designated an Area of Outstanding Natural Beauty (AONB) in 1964, in recognition of the wealth of wildlife and birds to be found in its many quiet creeks and rythes, combined with its beautiful shoreline. It has a thriving community with 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 = 80.6 sq m / 867 sq ft
Shed / Summer House = 10.6 sq m / 114 sq ft
Total = 91.2 sq m / 981 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. (ID907045)

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Directions

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