



Little Seafield, Kinnell Close, Emsworth PO10 7HF



TAKE THE VIRTUAL 360 TOUR..... Located in the much sought-after area of SOUTH WEST EMSWORTH, this delightful Grade II listed, Semi-Detached home offers elegant accommodation arranged over two floors. A Canopy-style Porch opens into a Reception Hall with dining room, utility room, sitting room & kitchen leading off it. The Utility Room also leads through to a Cloakroom. There is a bright Sitting Room with large Georgian style window, a Feature Fireplace with wood-burning stove and Wood Panelled plate rack to one wall. The separate Dining Area has its original Flagstone Floor and the Galley style kitchen has potential for a small breakfast area.

Upstairs is a Spacious Principal Bedroom with En-suite bathroom, Two further Bedrooms and a Family Bathroom. Gas heating throughout. Outside there are Double Gates to a paved Parking Space. The South Facing Garden with Terrace, is attractively landscaped and there is also a Courtyard Garden.

- GRADE II LISTED SEMI-DETACHED HOME
- SOUTH WEST EMSWORTH LOCATION
- TWO RECEPTION ROOMS
- THREE BEDROOMS & TWO BATHROOMS
- GAS HEATING
- OFF ROAD PARKING
- SOUTH FACING GARDEN & TERRACE
- VIEWING ESSENTIAL

Asking Price
£750,000





ACCOMMODATION

Ground Floor:

- Entrance Hall
- Dining Room
- Utility Room
- Lobby
- Cloakroom
- Sitting Room
- Kitchen



First Floor:

- Principal Bedroom with Ensuite
- Family Bathroom
- Bedroom 2
- Bedroom 3

Outside:

- South Facing Garden with Terrace, landscaped
- Courtyard Garden
- Parking Space, paved
- Double Gates

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HISTORICAL NOTE

Little Seafield is part of the original farmhouse Seafield which was extensively extended and remodelled in the 19th Century and once owned by Noel Kinnell, owner of the Emsworth Brewery, Chairman of Hampshire County Council and benefactor of the Millpond Promenade.



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, a designated Area of Outstanding Natural Beauty (AONB). 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.




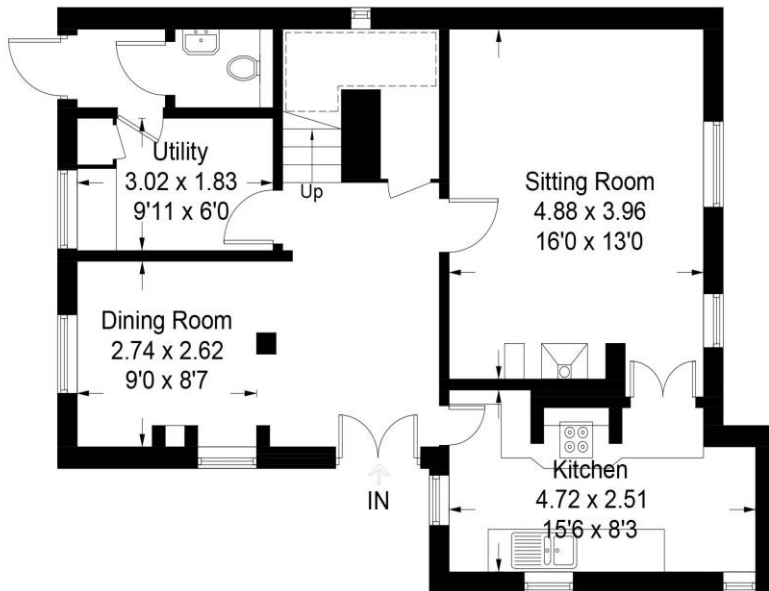


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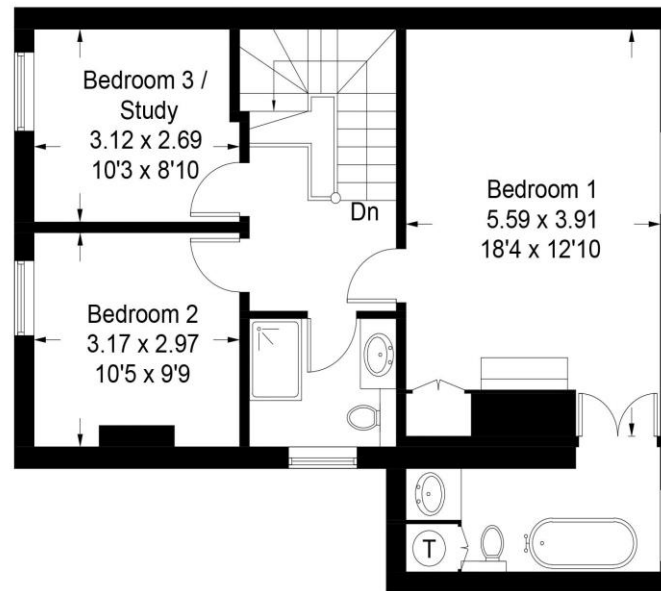
Approximate Gross Internal Area = 127.7 sq m / 1374 sq ft



 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID864170)



Directions

SatNav: PO10 7HF

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