



16 Brent Court, Emsworth, Emsworth PO10 7JA



Prime, South West Emsworth location for this Detached Family Home within moments of Chichester Harbour foreshore and its coastal walks, ideally located for those interested in waterside pursuits. Situated on a corner plot, within this select development, 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.

Accommodation comprises of: Porch, Entrance Hall, Cloakroom, Spacious Sitting Room, opening into the Dining Area, Conservatory Kitchen/Breakfast Room Utility Room. On the First Floor There are Five Bedrooms and Two Bathrooms. The property is warmed by Gas Central Heating and Double Glazing. In addition, there is an integral double garage with two single doors and a workshop area. The property is complimented by an attractive South Facing Garden.

- DETACHED FAMILY HOME
- SITUATED CLOSE TO CHICHESTER HARBOUR
- L-SHAPED RECEPTION AREA.
- KITCHEN/BREAKFAST ROOM
- FIVE BEDROOMS TWO BATHROOMS
- GAS HEATING AND DOUBLE GLAZING
- INTEGRAL DOUBLE GARAGE
- SOUTH FACING REAR GARDEN

Asking Price
£925,000
Freehold





Accommodation

Ground Floor

- Porch
- Entrance Hall
- Cloakroom
- Sitting Room
- Dining Room
- Conservatory
- Kitchen/Breakfast Room
- Utility Room



First Floor

- Bedroom One
- Bedroom Two
- Bedroom Three with Ensuite Shower Room
- Bedroom Four
- Bedroom Five/Study
- Family Bathroom

External

- Driveway
- Double Garage
- Private enclosed rear garden





On the far left, a tall white cabinet houses a built-in oven with a digital display and control knobs. Below the oven, a black rice cooker sits on the wooden countertop.

The upper wall cabinets are white with light wood trim and handles. They are arranged in a row above the countertop, with a central section containing two smaller cabinets.

The lower wall cabinets and drawers are white with light wood trim and handles. They are arranged in a row below the countertop, providing storage for kitchen items.

On the right side, a stainless steel double sink with a chrome faucet is set into the wooden countertop. Below the sink, a white dishwasher is visible. To the right of the sink, a window with a wooden frame provides a view of greenery outside. A potted plant with pink flowers sits on the windowsill.

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.

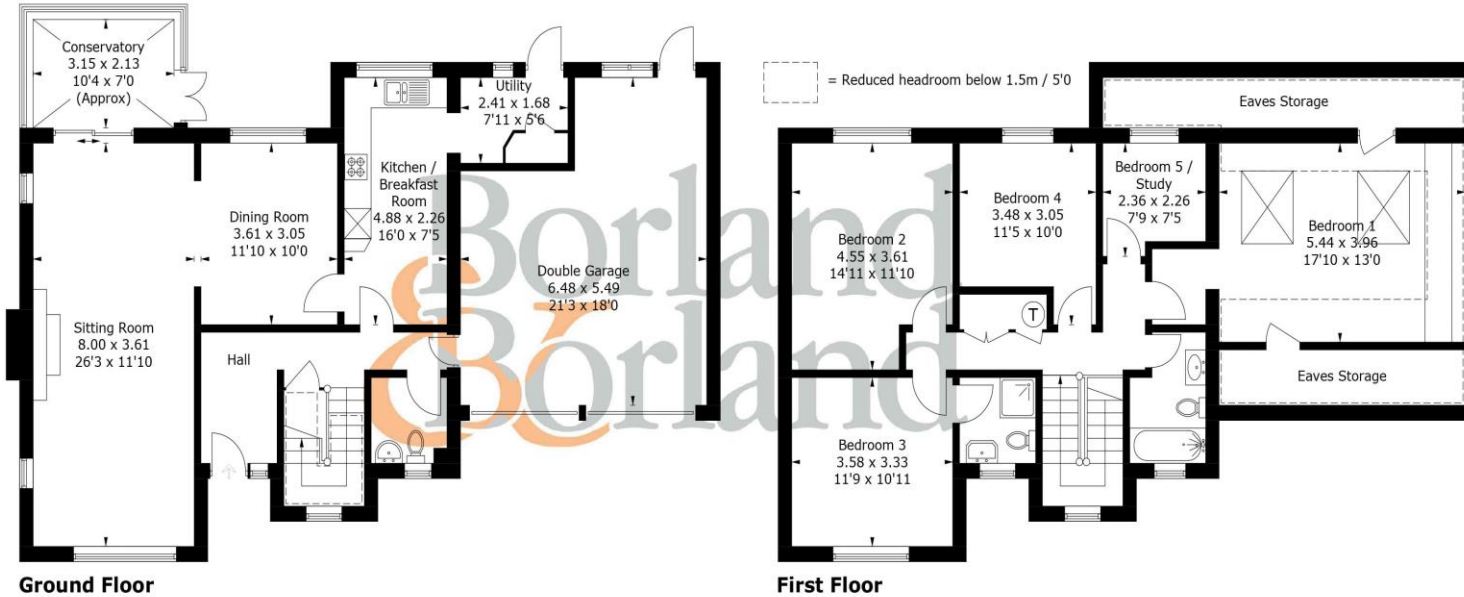
Emsworth is situated on the upper reaches of Chichester Harbour, an Area of Outstanding Natural Beauty. Easy access is afforded by road and rail to Chichester, Portsmouth, the A3, the M27 and London. The property is well placed for coastal walks, sailing clubs and is widely considered to be one of the 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 doctor's 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.





16, Brent Court, PO10 7JA

Approximate Gross Internal Area = 222 sq m / 2389 sq ft
(Including Double Garage / Eaves Storage)



Directions

Sat Nav: PO10 7JA

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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. (ID945079)

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9a High Street, Emsworth, Hampshire PO10 7AQ

Tel: 01243 377655

property@borlandandborland.co.uk

www.borlandandborland.co.uk

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