



£700,000 Offers In Excess Of

Kingsey Avenue, Emsworth

Detached Bungalow | 3 Bedrooms | 1 Bathroom

01202 289000

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— ESTATE AGENTS —

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Step Inside

Key Features

- Only Minutes from Emsworth Beach and Chichester Harbour
- Detached Bungalow
- Quiet Extremely Desirable cul-de-sac
- Potential to improve / extend STPC
- Large Garden
- 3 Bedrooms
- 2 Reception Rooms
- Kitchen and Bathroom
- Workshop / Studio

Property Description

** Check out the drone footage of this property and the surrounding area **

Offered with vacant possession and just 6 minutes walk from Emsworth Beach.

Three bedroom detached bungalow within a few minutes walk to Emsworth Harbour / Marina, foreshore and beach. Tucked away in a quiet cul-de-sac the property offers seclusion and tranquility, whilst also being conveniently located for the waterfront, historic town center and major road networks and railway station.

The accommodation is surprisingly spacious with an inviting reception hall, large sitting-room overlooking the substantial mature rear garden. The kitchen is semi open plan to the dining room making it a sociable and practical space. There are two generous double bedrooms to the front elevation and a third bedroom to the side all serviced by the family bathroom.

The westerly facing rear garden is approximately 90 feet and offers a good amount of privacy with its mature shrub and tree borders. Additionally, to the rear of the garden there is a workshop, garden shed and greenhouse. There is a generously sized terrace adjacent to the rear of the bungalow which provides an inviting space for outdoor dining, seamlessly flowing into the main lawn area.

Accessible from the terrace area, a rear door provides convenient entry to an adjoining studio/ home office, measuring 19ft 1" x 9ft 3" (5.82m x 2.81m). This space is equipped with power, lighting, and side aspect windows for added functionality and natural light.

The front garden features a mainly lawned area, with a driveway to the side and parking for several vehicles. Additionally, there is a carport facilitating covered access to the front door and studio. On exiting the driveway you have views leading directly to Emsworth Beach and foreshore which is an approximate 6-minute walk away.

Tenure: Freehold

Council Tax Band: E

EPC Rating: E

Main Particulars

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Nestled on the border of Hampshire and West Sussex, the charming English town of Emsworth boasts picturesque beauty and a rich maritime heritage. Emsworth offers historic architecture, and a scenic waterfront, creating an idyllic atmosphere for residents and visitors alike.

Just a short drive away lies the Cathedral City of Chichester, just 18 miles by road, offering cultural richness and historical significance. Additionally, Portsmouth is conveniently close, only 9.1 miles from Emsworth, reachable in just 14 minutes by road, adding further accessibility to the area.

Chichester Harbour, designated an Area of Outstanding Natural Beauty, is within easy reach of Emsworth, providing sanctuary for nature enthusiasts and sailors. Its vast

estuary is embraced by salt marshes and mudflats, hosts a diverse array of wildlife, making it a haven for birdwatchers and outdoor pursuits. The protected waters of Chichester Harbour create an ideal setting for recreational activities, including sailing, kayaking, boat tours, fishing, the Emsworth Arts trail and leisurely strolls along its shore.

Terms -

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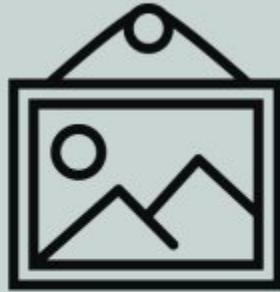


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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2026 14150458 Registered Office: , Head Office, Uppington Ridge, Wimborne, BH21 7HA



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