KINGSEY AVENUE, EMSWORTH

***** For sale by Auction - Price Guide £700,000 - £800,000 *****

A 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 tranquillity, whilst also being conveniently located for the waterfront, historic town centre 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

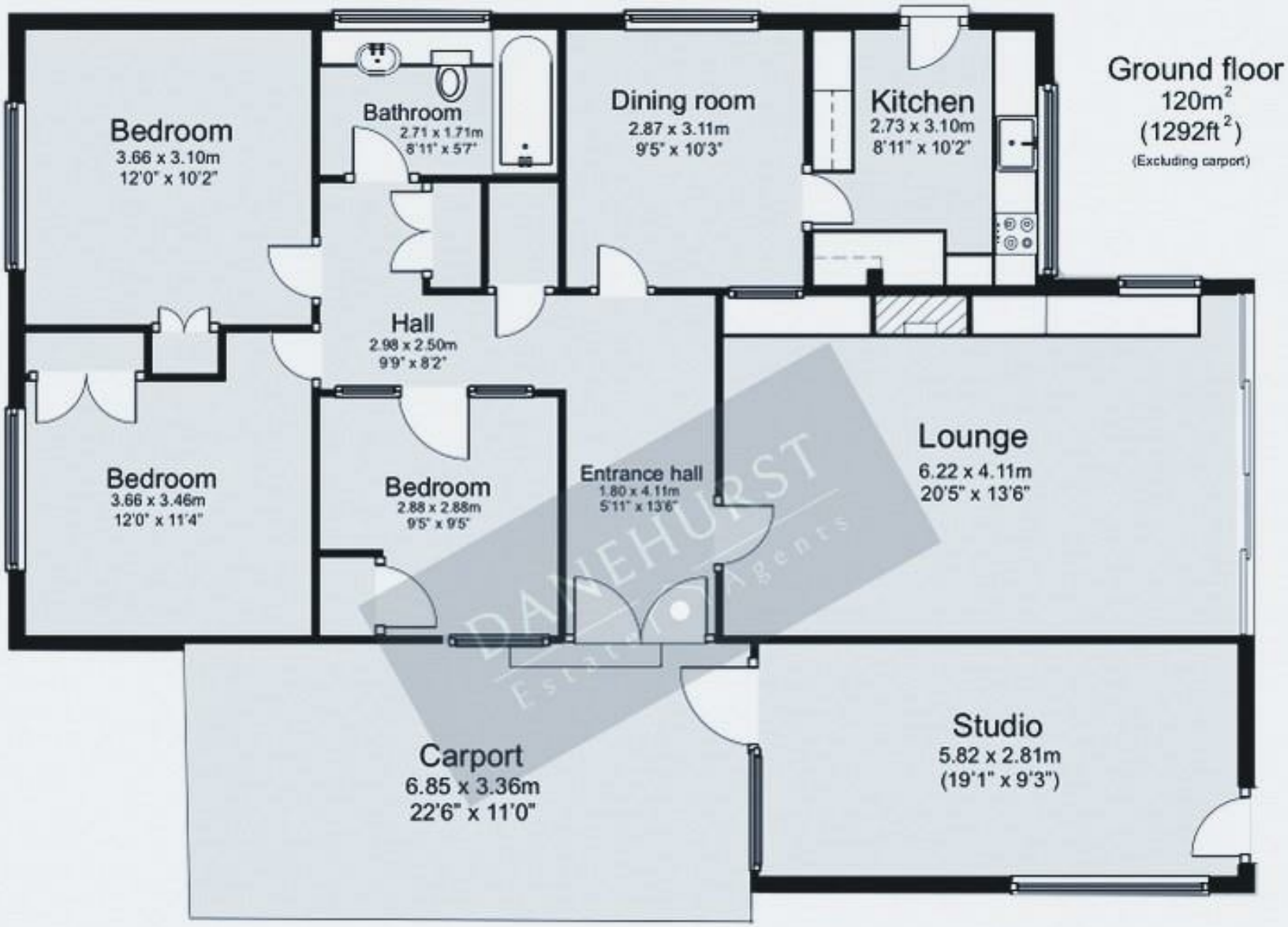
## Terms

## Location

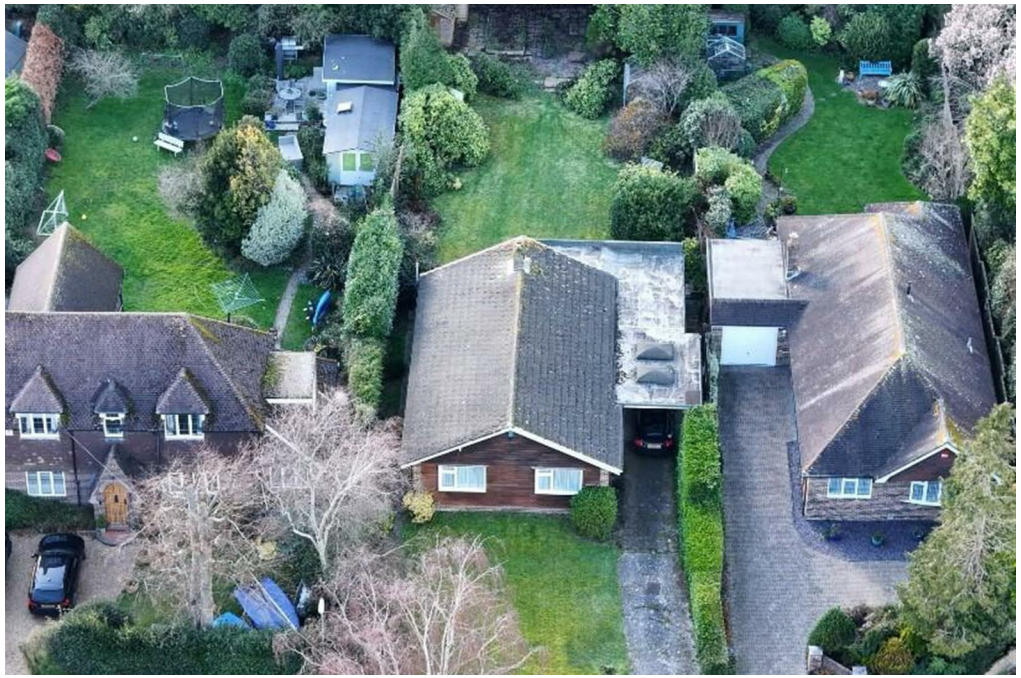
Nestled on the border of Hampshire and West Sussex, the charming English town of Emsworth boasts picturesque beauty and a rich maritime heritage. Emsworth offers historic architecture, and a scenic waterfront, creating an idyllic atmosphere for residents and visitors alike.

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 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.




Disclaimer: All measurements are approximate and for display purposes only.



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