





PRICE GUIDE £750,000 - £800,000 Occupying a superb position in the highly regarded Beach Road, Emsworth, this substantial four-bedroom family home offers approximately 2,390 sq ft of internal accommodation. Remarkably, the property has remained within the same family ownership since 1966, making this a particularly rare opportunity to acquire a home in one of Emsworth's desirable residential locations, perfectly placed for leisurely strolls to the waterfront and everything this charming harbourside town has to offer.

The ground floor provides generous and versatile living accommodation, beginning with a reception hall and inner hallway. The kitchen sits to the front of the property alongside a separate dining room, while to the rear is an impressive living room measuring approximately 19'11 x 11'11, opening through to a further family room overlooking the garden. A ground floor WC completes the main accommodation, with an integral garage providing additional practicality.

On the first floor are four bedrooms, including a generous principal bedroom measuring approximately 16'11 x 9'2. There are three further bedrooms together with a shower room. Stairs continue to the second floor where an impressive loft area and separate loft room provide considerable additional space and versatility.

Outside, the property is complemented by a garage and two substantial stores/outbuildings, ideal for storage, hobbies or a variety of uses. The location is a particular highlight, with Beach Road providing an enviable setting close to Emsworth's waterfront, allowing picturesque walks towards the harbour, Mill Pond and town centre. Emsworth itself offers an excellent selection of independent shops, cafés, restaurants and everyday amenities together with excellent road and rail connections.



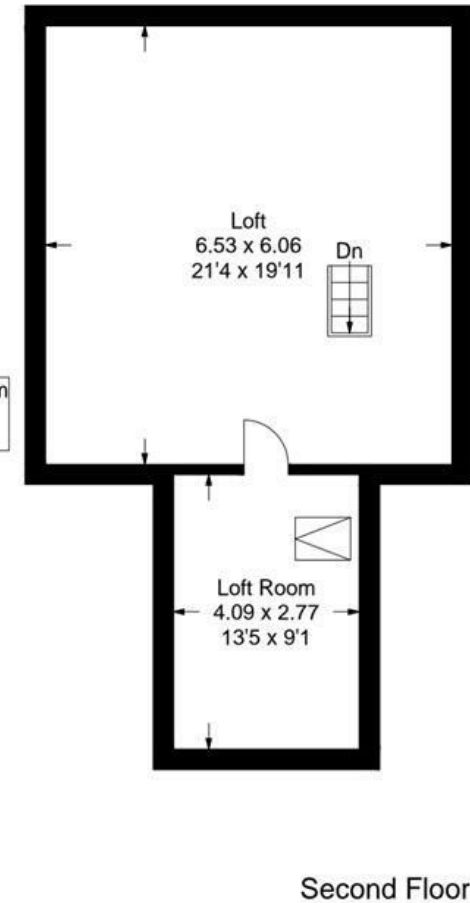
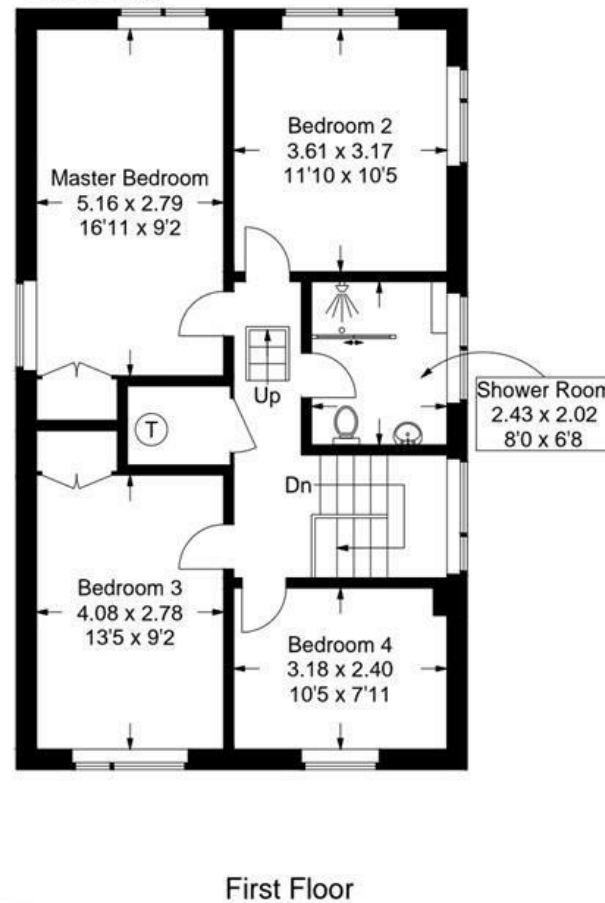
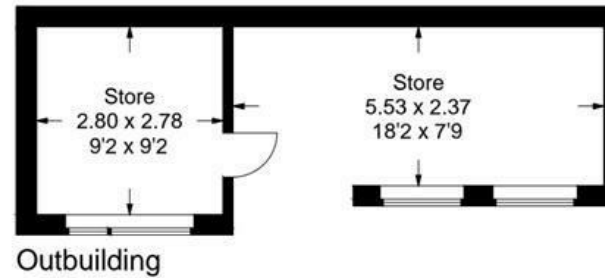
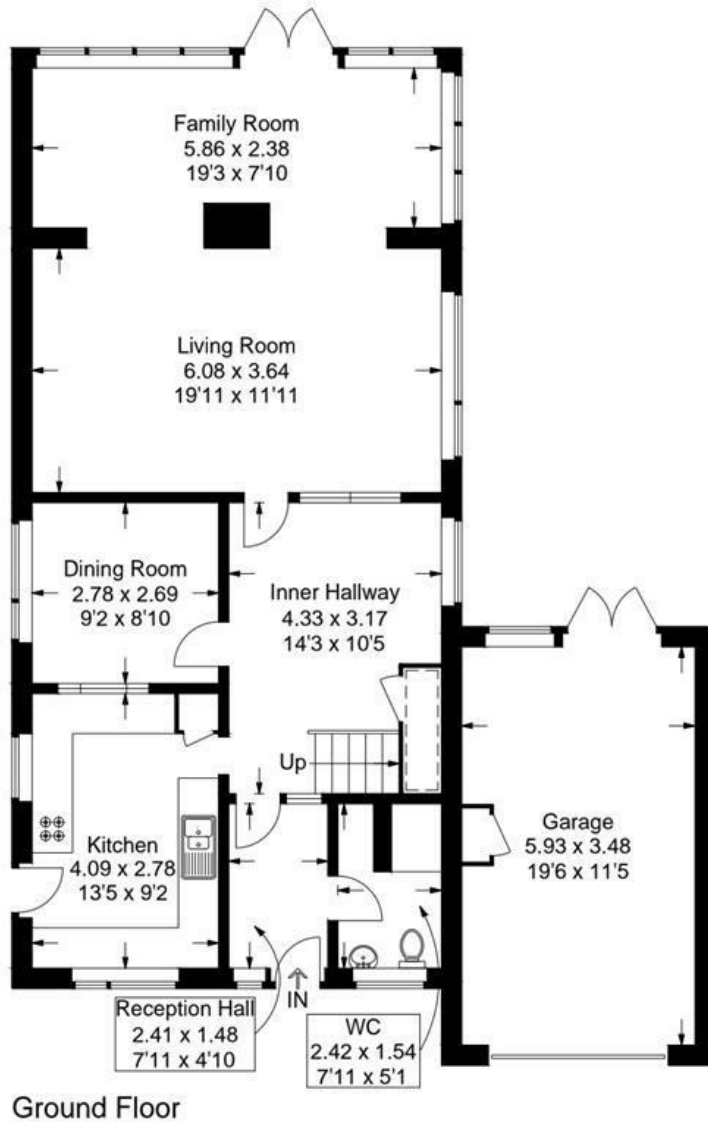
- SAME FAMILY SINCE 1966
- STROLL TO THE WATERFRONT
- SOUGHT-AFTER BEACH ROAD
- FOUR BEDROOMS DETACHED
- GARAGE & DRIVEWAY
- GENEROUS LIVING ROOM
- VERSATILE LOFT SPACE
- APPROX. 2,390 SQ FT
- SUBSTANTIAL FAMILY HOME
- RARELY AVAILABLE LOCATION

Beach Road, Emsworth

Approximate Gross Internal Area = 222 sq m / 2390 sq ft

Outbuilding = 21.2 sq m / 228 sq ft

Total = 243.2 sq m / 2618 sq ft



= Reduced headroom below 1.5m / 5'0"

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.