



39 Beach Road, Emsworth, PO10 7HR



DEVELOPMENT OPPORTUNITY | SUBSTANTIAL DETACHED HOUSE | PRIME BEACH ROAD LOCATION A rare opportunity to acquire a substantial detached residence occupying a generous corner plot on one of Emsworth's most prestigious roads, offering significant redevelopment and enhancement potential, subject to the necessary planning consents. Occupying a prominent position within mature grounds, the property offers significant scope to reconfigure, enhance or potentially redevelop the site. Its sizeable plot and prime location will undoubtedly appeal to developers, investors and those seeking to create a landmark coastal home.

The existing accommodation comprises a large sitting room, separate dining room, kitchen/breakfast room, utility room, study, cloakroom, shower room, six bedrooms and family bathroom, together with a detached garage and extensive garden areas. Ideally positioned within easy reach of the harbour foreshore, sailing facilities, local shops, cafés and restaurants. Emsworth railway station and excellent road links are also conveniently accessible. Opportunities of this nature are increasingly rare, particularly within such a prestigious and established location. Whether the intention is a comprehensive renovation programme, creation of a remarkable family residence or exploration of the site's development potential, this property offers outstanding possibilities. Offered with no forward chain.

- RARE REDEVELOPMENT OPPORTUNITY (STPP)
- LARGE CORNER PLOT
- HIGHLY SOUGHT-AFTER COASTAL LOCATION
- EXTENSIVE GARDENS
- STONES THROW TO THE FORESHORE
- WALKING DISTANCE TO TOWN CENTRE
- NO FORWARD CHAIN

Asking Price
£1,250,000
Freehold





ACCOMMODATION

Ground Floor

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Study
- Cloakroom/WC

First Floor

- Principal Bedroom with Dressing Room
- Bedroom Two
- Bedroom Three
- Bedroom Four
- Bedroom Five
- Bedroom Six
- Family Bathroom
- Shower Room
- Separate WC

Outside

- Detached Garage
- Generous Front, Side and Rear Gardens
- Large Corner Plot

Nearby to the property is a public launching site/ slipway for dinghies & other small craft like windsurfers etc just a 2-minute walk away, at the end of Warblington Road.

EPC: E
Council Tax: G





LOCATION

Emsworth is situated on the upper reaches of Chichester Harbour, designated a National Landscape (formerly 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 doctors surgeries. Golf, flying, motor and horse racing are nearby at Goodwood. Chichester is seven miles to the east, and the South Downs are to the north.





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Approximate Gross Internal Area = 272.1 sq m / 2929 sq ft

Garage = 17.9 sq m / 193 sq ft

Total = 290.0 sq m / 3122 sq ft



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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. (ID1328364)

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