



Tidings, 46 South Street, Emsworth, PO10 7EH



COASTAL LIVING ON EMSWORTH HARBOUR - NO FORWARD CHAIN..... Tidings occupies a landmark, harbour-front position and forms part of one of Emsworth village's most celebrated views. This historic, exceptional, waterfront home enjoys breathtaking harbour vistas and a lifestyle that is uniquely Emsworth. The accommodation has been thoughtfully arranged to make the most of its exceptional waterfront setting. The generous Sitting Room enjoys beautiful waterside views through large windows, leading through to a bright Kitchen, Utility Room & a Conservatory/Dining Room with access to the Terrace. There is internal access to the Garage. Arranged over Three floors, the property offers Three Double Bedrooms, including a principal bedroom with en-suite, together with Two Family Bathrooms and a useful Study/Home Office. A standout feature is the south-facing waterfront terrace, perfect for al fresco dining and entertaining whilst enjoying stunning harbour views & sunsets.

The coastal lifestyle on offer is equally compelling - step outside and enjoy waterside walks, sailing clubs, independent shops, cafés, pubs and restaurants, all within moments of the front door. Whether you're watching the tide roll in, enjoying a morning coffee overlooking the water or entertaining friends against a stunning harbour backdrop, Tidings offers a truly special way of life. A unique opportunity to own one of Emsworth's most admired and picturesque harbourfront homes - with No Forward Chain.

- EXCEPTIONAL WATERFRONT POSITION - PANORAMIC HARBOUR VIEWS
- CENTRAL EMSWORTH HARBOUR LOCATION
- CHARACTERFUL PERIOD HOME
- THREE DOUBLE BEDROOMS, INCL PRINCIPAL SUITE WITH EN-SUITE
- TWO FURTHER BATHROOMS & D/STAIRS CLOCKROOM
- DELIGHTFUL SOUTH-FACING WATERFRONT TERRACE
- INTEGRAL GARAGE
- CENTRAL EMSWORTH LOCATION
- NO FORWARD CHAIN

Asking Price
£1,395,000
Freehold





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ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- Sitting Room with fireplace
- Fitted Kitchen
- Conservatory / Dining Room
- Utility Room
- Cloakroom
- Integral Garage

FIRST FLOOR

- Principal Bedroom with En-Suite Bathroom & walk-in wardrobe
- Bedroom Two with built-in wardrobes
- Family Bathroom

SECOND FLOOR

- Bedroom Three
- Study / Home Office with ample storage
- Bathroom

OUTSIDE

- South-facing waterfront Terrace

EPC: TBA

Council Tax: F





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LOCATION

Situated in one of Emsworth's most sought-after waterfront positions, this exceptional property enjoys direct views across Emsworth Harbour and is perfectly placed to enjoy the town's renowned sailing lifestyle. Emsworth is a charming and historic harbour town on the Hampshire/West Sussex border, offering a vibrant community with a selection of independent shops, cafés, restaurants, traditional pubs, sailing clubs and coastal walks, all within easy walking distance. The picturesque Mill Pond, foreshore and quay are moments away, while Chichester Harbour (national Landscape) provides extensive opportunities for sailing, paddleboarding, walking and birdwatching.

Emsworth railway station is within easy reach and provides regular services to Portsmouth, Chichester, Brighton, Southampton and London Victoria. London Waterloo is accessible via the nearby main line Havant station in approx 1 hour 15 mins.

The nearby A27 offers convenient access to Portsmouth, Chichester and the south coast, whilst the A3(M) connects to London and the wider motorway network.

The Cathedral City of Chichester lies approximately 7 miles to the east, offering excellent shopping, dining and cultural amenities, including the renowned Festival Theatre, art galleries and the Goodwood Estate, which is internationally renowned for its horse racecourse and motor events such as the Festival of Speed and the Revival Meeting.

To the north are the South Downs, England's newest National Park, renowned for its countryside & tranquility.





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Approximate Gross Internal Area = 190.6 sq m / 2052 sq ft
(Including Garage)



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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. (ID1333576)

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Directions
SAT NAV: PO10 7EH

9a High Street, Emsworth, Hampshire PO10 7AQ

Tel: 01243 377655

property@borlandandborland.co.uk

www.borlandandborland.co.uk

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