



BY DESIGN

Price: £2,500,000

27 Beach Road Emsworth PO10 7HR

# A Substantial Four Bedroom Family Home within 300 metres of the foreshore to Chichester Harbour.

This property was one of nine homes built by the Admiralty around 1905 to house senior Naval Officers returning from overseas postings to enjoy their retirement.

Occupying a prominent corner plot, it has vehicular access from Beach Road via a five-bar gate to a driveway with parking for several cars, as well as access from West Road via an electric gate to further parking and a car/boat port.

Over the last 13 years, the house has been extensively modernised and beautifully remodelled to create a superb turnkey family home. Many original features have been retained, including the glass veranda with black and white tiled floor on two sides of the property and fireplaces in the drawing room and study, blending period character with contemporary additions.













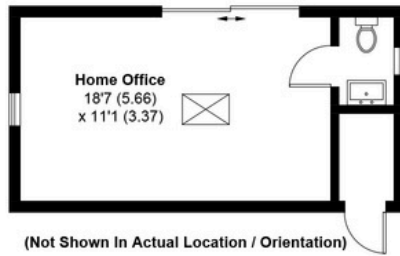


# 27, BEACH ROAD, PO10 7HR

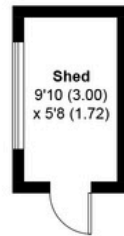
APPROXIMATE GROSS INTERNAL AREA = 3486 SQ FT / 323.9 SQ M

OUTBUILDINGS = 241 SQ FT / 22.4 SQ M

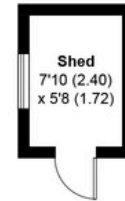
TOTAL = 3727 SQ FT / 346.3 SQ M



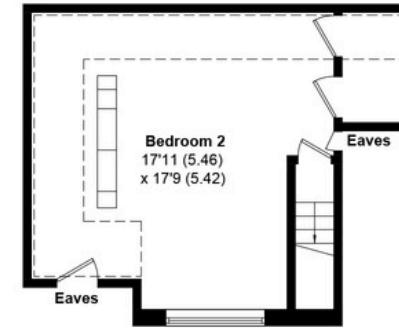
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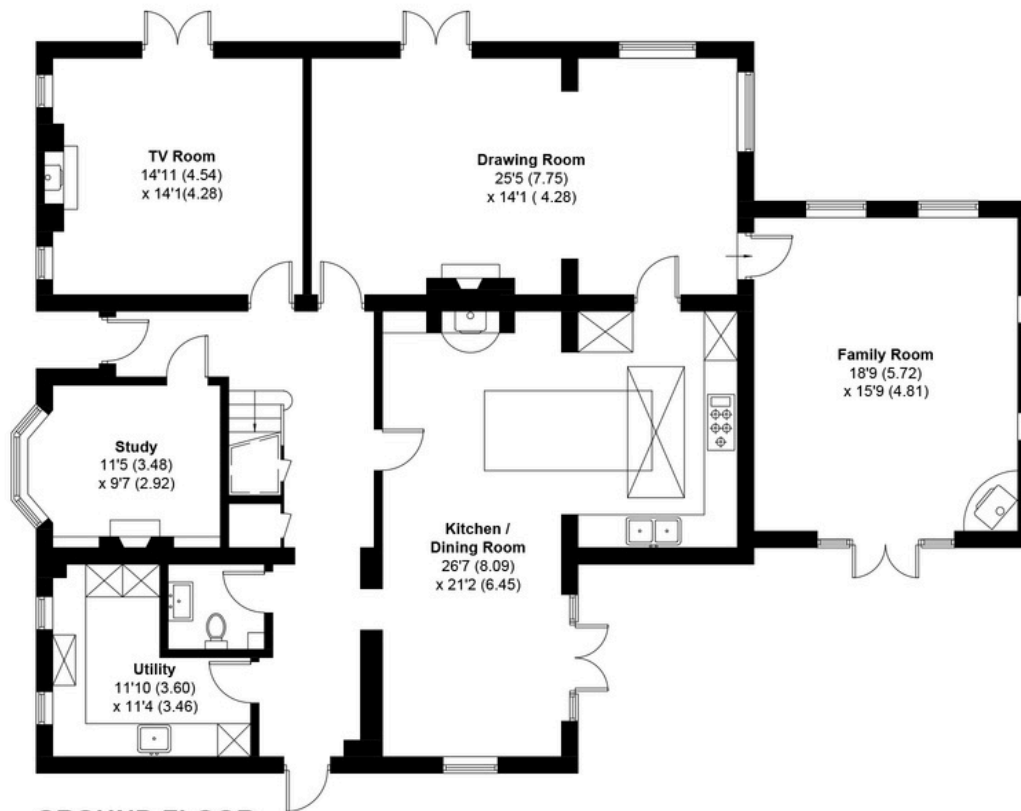


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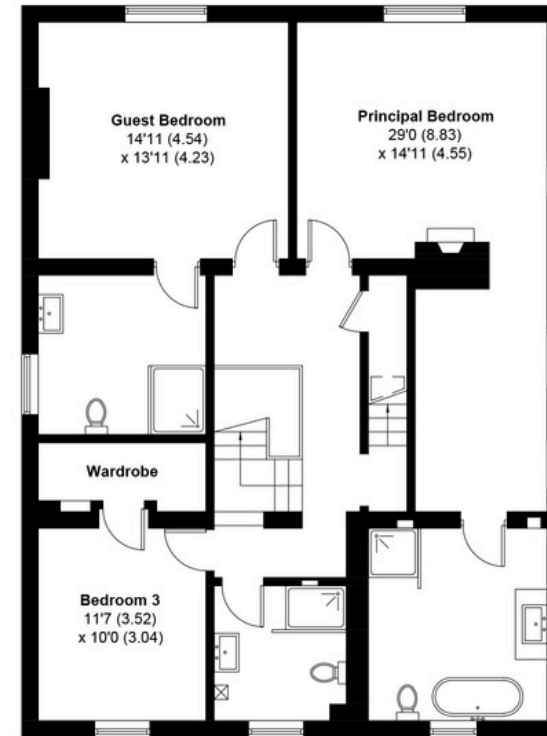


SECOND FLOOR

= Reduced headroom below 1.5m / 5'0



GROUND FLOOR



FIRST FLOOR

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. Created by Emzo Marketing (ID1314278)

Produced for By Design Homes



BY DESIGN

David Brierley

David.brierley@bydesignhomes.com

07464 679875

National audience

*local knowledge*