

27 Beach Road

Emsworth





A wonderful family home with 3,496 square feet of well-presented and flexible accommodation less than 300m from the shoreline

Built, we understand, around 1910 for The Admiralty at the time, this striking detached family house has been sympathetically and beautifully renovated by the current owners creating a turnkey home in a wonderfully striking landscaped garden. The property has been the subject of an extensive interior design programme from top to bottom.



4 RECEPTION ROOMS



4 BEDROOMS



3 BATHROOMS



CARPORT AND DRIVEWAY



GARDENS



FREEHOLD



TOWN



3486 SQ FT



OFFERS IN EXCESS OF £2,500,000

The property

Occupying a corner plot on this attractive road the property is located just 300 metres from the shoreline of Chichester Harbour and less than a mile from Emsworth town centre. With vehicular access from either Beach Road or West Road (via electric gates), the property enjoys the benefit of extensive parking to two sides of the house.

The house has a glass veranda to two sides covering a tiled path leading to the front door. From the main entrance a wide, tiled hallway provides access to all the principal rooms. Each room is striking in its own right and all benefit from either a log burner or an ornate fireplace. Furthermore, the property enjoys excellent ceiling heights, owing to its age, as well as beautifully proportioned room sizes.

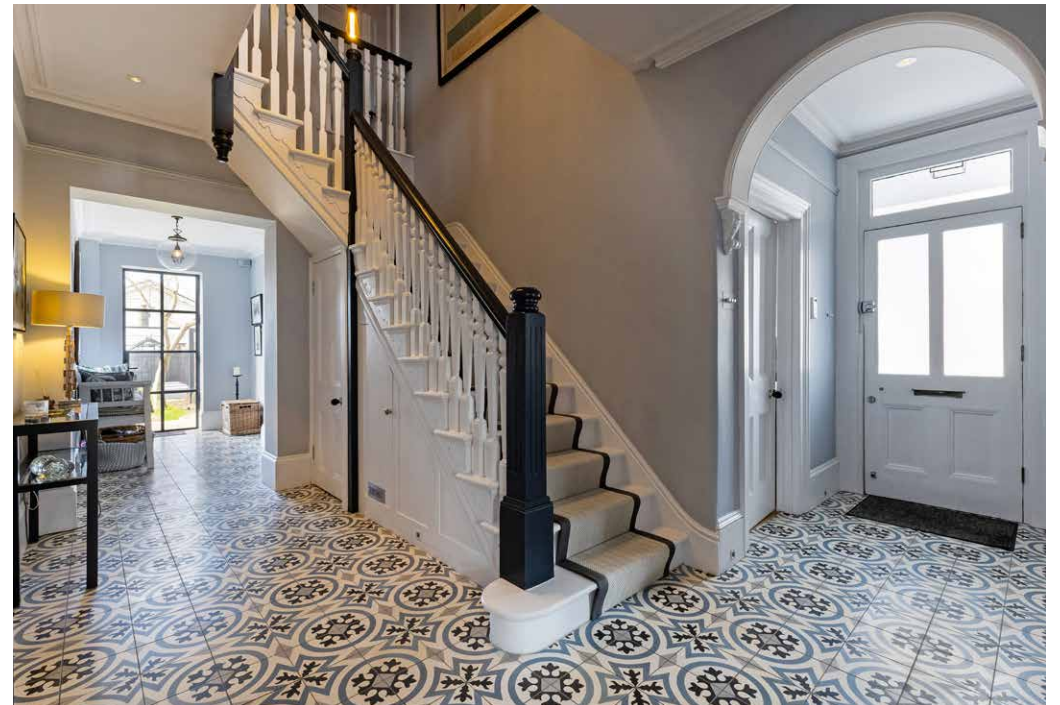
The property was remodelled during its renovation to create a wonderful, bright kitchen/breakfast room occupying a central location within the property with access straight onto the rear terrace too. With its central island with a large lantern above providing plenty of natural light, the kitchen features a large

range oven and integrated appliances leading into an informal dining area.

To the first floor are a total of three bedrooms, two en suite, and a family bathroom. The principal suite occupies one whole side of the upstairs accommodation, enjoying a walk-through dressing room and a beautiful and generous-sized bathroom with a separate bath and shower.

To the second floor is an additional large bedroom with a deep cupboard and eaves storage which could alternatively represent a play room if required.





Outside

The garden has been beautifully designed and encompasses a large terrace with a remote-controlled roof incorporating an outstanding outdoor kitchen/ bbq setup and pizza oven. Beyond is a further terrace with a fireplace, ideal for evening entertainment/ relaxation.

To the northwest corner of the garden, adjacent to one of the two parking areas, is a home office building incorporating a carport, also having its own wc.

This is a truly magical and striking room, ready for immediate occupation with every inch, both internally and externally, having been extensively considered and designed.



Distances

- Emsworth town centre 0.8 miles
- Havant 2 miles
- Chichester 7.5 miles
- Portsmouth 9.0 miles

Nearby Stations

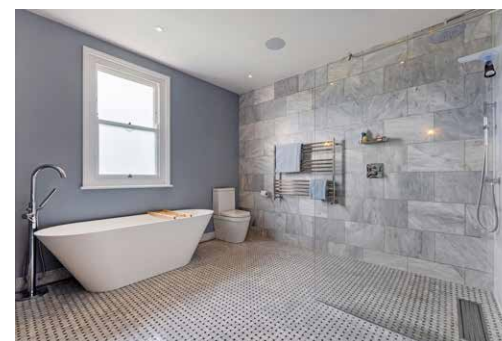
- Emsworth
- Havant

Key Locations

- Chichester Harbour
- Portsmouth Historic Dockyard
- Gunwharf Quays, Portsmouth
- South Downs National Park
- Chichester (historic cathedral city)
- Stansted House and Gardens

Nearby Schools

- Emsworth Primary School
- Bourne Community College
- Portsmouth Grammar School



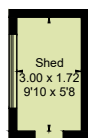




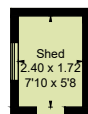
Approximate Floor Area = 323.9 sq m / 3486 sq ft
 Outbuildings = 22.4 sq m / 241 sq ft (Excluding Shed)
 Total = 346.3 sq m / 3727 sq ft



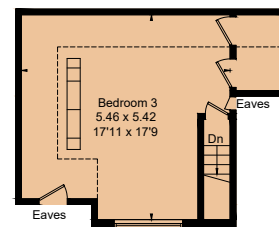
(Not Shown In Actual Location / Orientation)



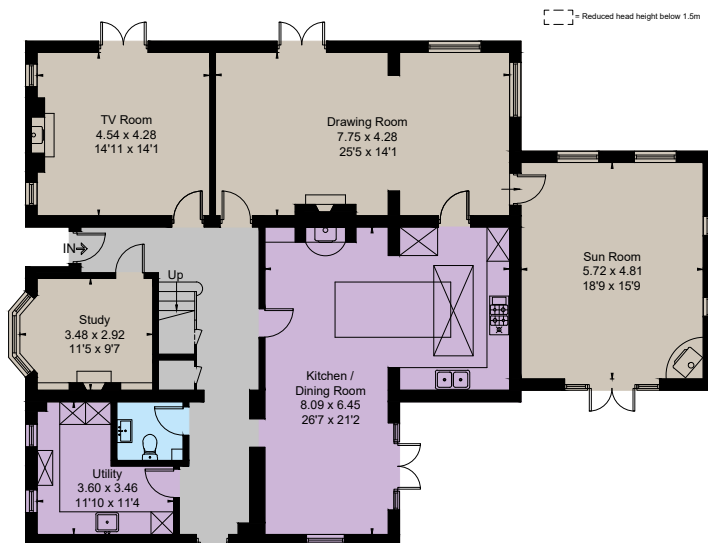
(Not Shown In Actual Location / Orientation)



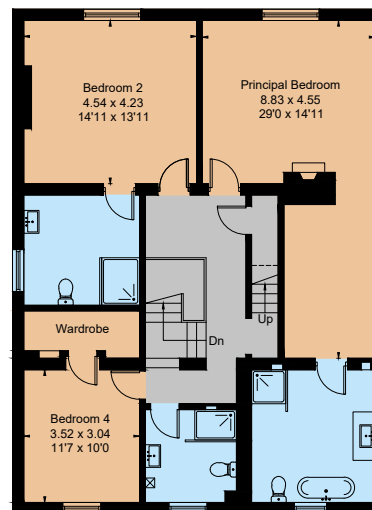
(Not Shown In Actual Location / Orientation)



Second Floor



Ground Floor



First Floor



Drawn for illustration and identification purposes only by @fourwalls-group.com #96673

Floorplans

Main House internal area 3496 sq ft (323.9 sq m)

Outbuildings 241 sq ft (22.4 sq m)

For identification purposes only.

Directions

PO10 7HR

what3words: ///year.fumes.sticky

General

Tenure: Freehold

Local Authority: Havant Borough Council

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Services: Mains gas, electricity, water and drainage

Council Tax: G

EPC Rating: D

Chichester

31 North Street, PO19 1LY

01243 832600

chichester@struttandparker.com
 struttandparker.com



@struttandparker

Over 50 offices across England and Scotland,
 including Prime Central London

For the finer things in property.



IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken September 2025. Particulars prepared Septemeber 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited