

Romany, 15 West Road,
Emsworth, Hampshire



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A beautifully presented property in the sought-after coastal town of Emsworth, offering versatile accommodation and perfectly positioned near the coastline.

Romany is a delightful, bright detached home situated in the desirable coastal town of Emsworth, sympathetically modernised and offering light-filled accommodation arranged over two floors.

The ground floor accommodation flows from a welcoming porch into a generous reception hall with a woodburner and shower room. From here, there is access to the stylish open-plan kitchen and breakfast room, with a substantial skylight that helps create a bright and sociable hub of the home. The space features a large central island and floor-to-ceiling sliding glass doors framing views of the garden and providing direct access to the terrace. A separate, generous drawing room with a front-aspect box bay window and double doors to the rear garden offers a relaxing retreat, complete with an inviting woodburner and attractive shutters. A versatile study/family room with a box bay window provides an ideal space for working from home, while a practical utility room and pantry further enhance the home's functionality.

Upstairs, there are three well-proportioned bedrooms, each benefiting from the property's elevated position and pleasant outlooks. The principal bedroom features useful eaves storage, while the bedrooms are served by a sleek, modern family bathroom with contemporary fittings.

Outside, the property is approached via a private gravel driveway providing ample parking and leading to a large detached garage. The well-kept front lawn is generously sized, bordered by established hedging and complemented by a decked area, providing an attractive space for outdoor entertaining. The rear garden features a well-kept lawn bordered by mature shrubs, together with a stone-flagged terrace adjoining the house, creating an ideal setting for al fresco dining.

1,749 sq ft (162 sq m)

3 reception rooms

3 bedrooms

2 bathrooms

Garage

Freehold | Coastal town

Guide price £1,100,000



Location

The attractive coastal town of Emsworth, on the Hampshire/ West Sussex border, is renowned for its picturesque harbour, waterfront walks, independent shops, cafés, restaurants and a good range of everyday amenities. Nearby, Havant and the Cathedral City of Chichester provide further shopping, leisure and cultural facilities including the renowned Festival Theatre at Chichester. The surrounding coastline and countryside, including Chichester Harbour National Landscape and the South Downs National Park, offer outstanding opportunities for sailing, walking and outdoor pursuits.

The area is well served by respected independent schools, including The Portsmouth Grammar School and Portsmouth High School, with further options such as Mayville High School in Southsea. Emsworth station provides regular services to Portsmouth, Brighton and London Victoria, with connections at Havant for London Waterloo. The A27 and A3(M) offer convenient road links towards Portsmouth, Chichester, Southampton and London.

Postcode region: PO10

General

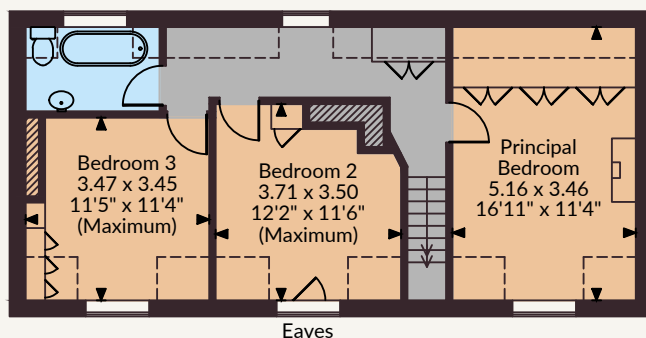
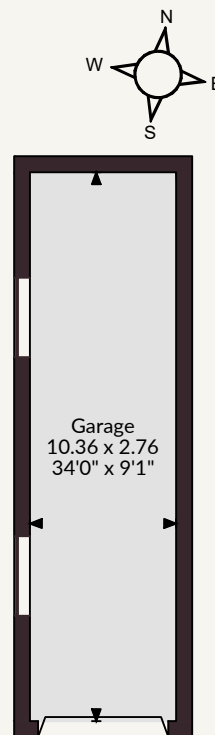
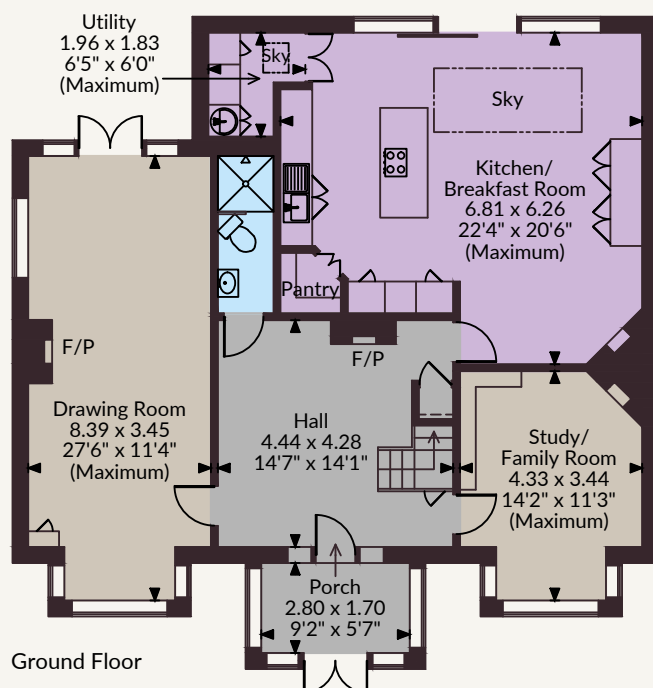
Local Authority: Havant Borough Council
Services: Mains electricity, gas, water & drainage
Council Tax: Band F
EPC Rating: C
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Romany, West Road, Emsworth

Main House internal area 1,749 sq ft (162 sq m)

Garage internal area 308 sq ft (29 sq m)

Total internal area 2,057 sq ft (191 sq m)



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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