



EPC: E

8 Osprey Quay, Emsworth, West Sussex PO10 8BZ

Offers Over: £280,000

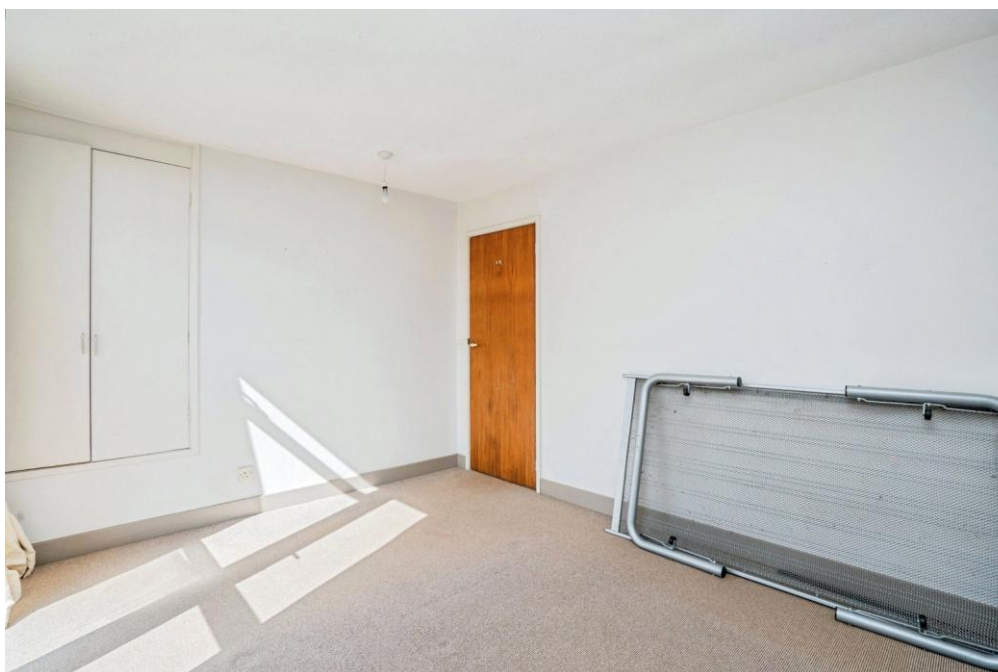
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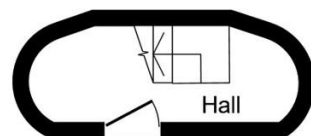




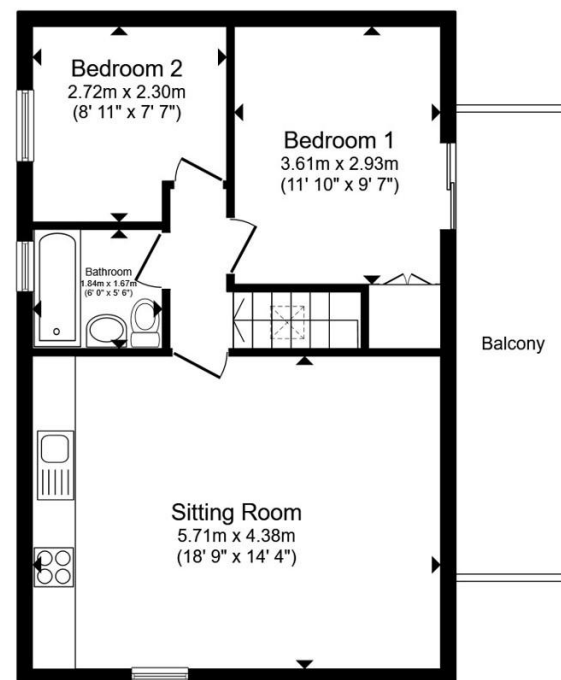


Immersed in the optimistic spirit of 1960s architecture, this striking and iconic Deckhouse offers a rare opportunity to acquire a piece of modernist history. Conceived by the visionary retired Rear Admiral Philip "Percy" Gick and brought to life by renowned architect Vernon Gibberd, the private estate draws structural inspiration from Californian and Hamptons beach house living. Offered to the market with vacant possession and no onward chain, this raised timber-clad residence is a dream retreat for sailing enthusiasts, naturalists, or anyone seeking a unique waterside sanctuary. The home's signature design features a clever layout elevated to the first floor on sturdy pilings, a structural masterstroke that maximizes both natural light and views across the landscape. Entry is gained through a distinct ground-level vestibule, which houses a practical utility area before stairs rise to the main living quarters. The heart of the home is a beautifully bright, open-plan lounge, dining, and kitchen area. Large glazed doors blur the line between indoor comfort and the great outdoors, opening directly onto a private balcony—an incredible vantage point for an evening drink while soaking in the coastal atmosphere. The accommodation is completed by two bedrooms and a centrally located shower room. Auctioneer Comments: This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc. VAT towards the preparation cost of the pack. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.





Ground Floor



First Floor

Total floor area 56.0 m² (603 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections. Powered by www.propertybox.io

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Council Tax Band: **C**

Tenure: **Leasehold**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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