



1 Longlands Road | Emsworth | PO10 8HL

Offers In Excess Of £150,000

Leasehold



**hancock**

Lettings & Estate Agents



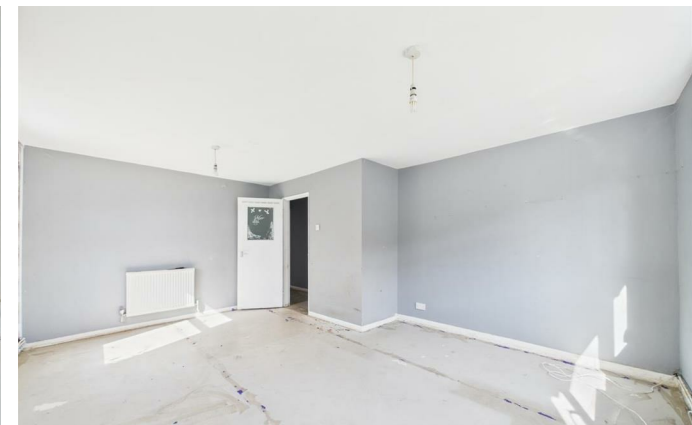
Longlands Road | Emsworth | PO10 8HL  
Offers In Excess Of £150,000

- SOLD AS SEEN
- Two Double Bedrooms
- Council Band B
- Rear Gardens
- First Year Service Charge Paid Via Seller
- Virtual Tour
- 125 Year Lease
- Ground Floor Flat
- In Need Of Modernising

A Spacious Two-Bedroom Ground Floor Flat with rear shared Gardens – In Need of Modernisation - First Year Service Charge is included - No Onward Chain

Situated in a sought-after location within easy reach of Emsworth town centre, this generously proportioned two-bedroom ground floor flat presents an excellent opportunity for those looking for a property they can transform and make their own.

The accommodation is well laid out and larger than average, featuring two comfortable double bedrooms, a spacious living room with plenty of natural light, a separate kitchen, and a bathroom. While the property does require full refurbishment throughout, the layout and proportions provide a solid foundation for a high-quality, modernised home.



what3words ///

insulated.pylon.vented



A particular highlight is the private rear shared gardens.

Set within a quiet residential road, the property benefits from being close to Emsworth's vibrant centre, with its mix of independent shops, cafes, pubs, and restaurants. Emsworth train station is nearby, offering good transport links to Chichester, Portsmouth and London, while scenic coastal walks and harbourside views are just a short stroll away.

This is a rare chance to acquire a sensibly priced home in a desirable coastal town, with the opportunity to create something truly special.

Offered with no forward chain. Viewing highly recommended to appreciate the potential on offer.

#### Additional Information

Tenure : Leasehold

Lease : 125 Years

Service Charge : £1897.53. Please ask for full breakdown of service charge


Ground Rent : N/A

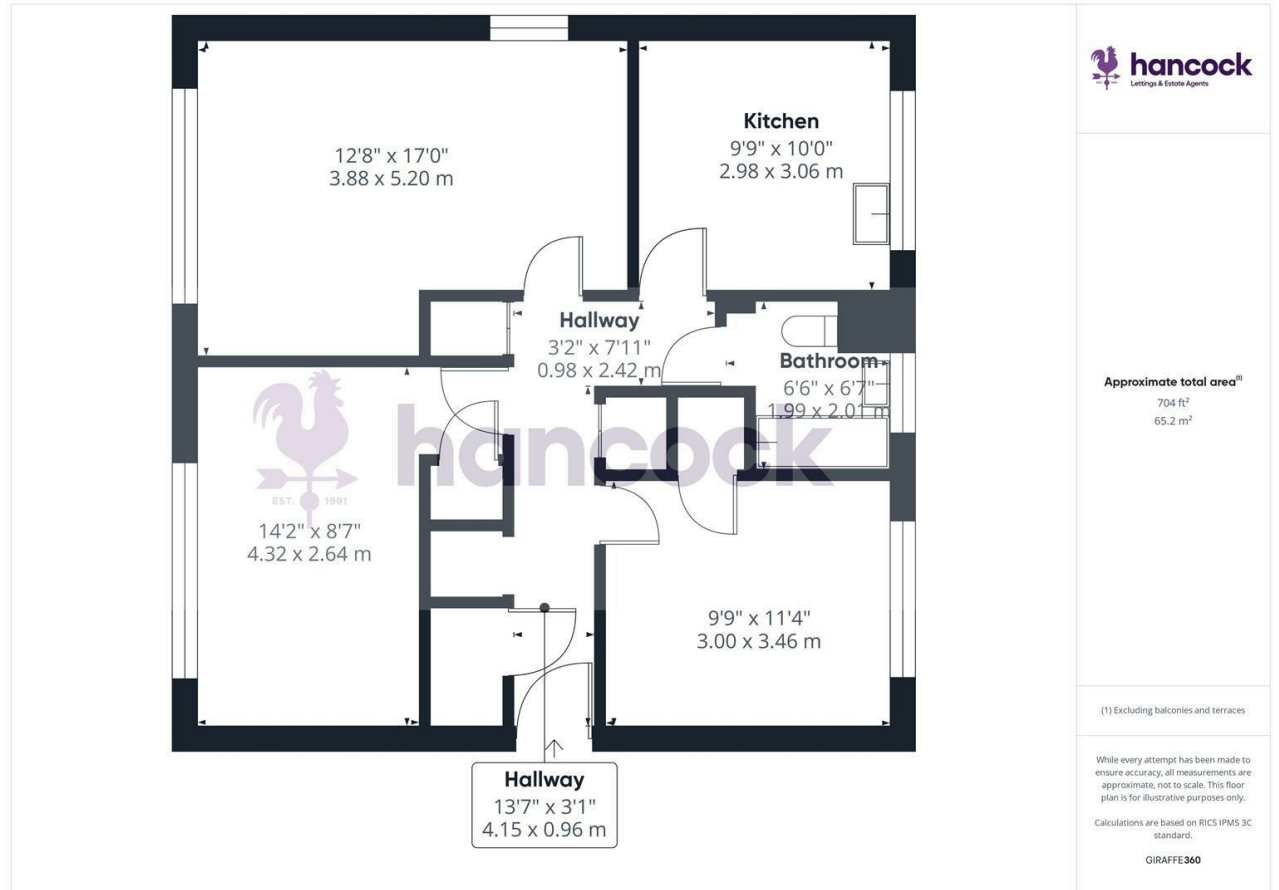
Council Band : B





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



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