



Flat 32, Merrivale Court Stein Road, Emsworth

Guide Price £190,000 Leasehold

Flat 32

Merrivale Court Stein Road, Emsworth

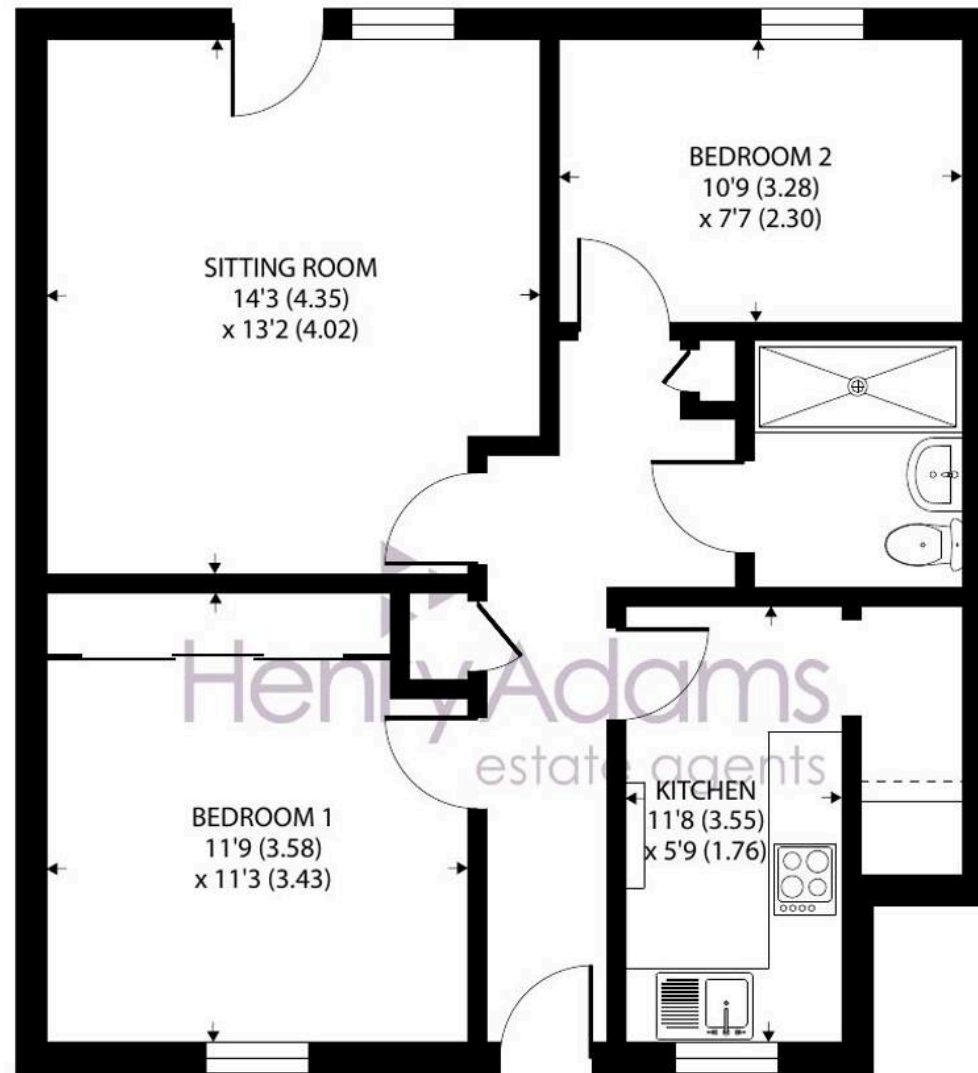
- Retirement Ground Floor Apartment with Own Front Door Age 60 and Over
- Warden Assistance with Communal Lounge, Conservatory, Laundry Room and Kitchen
- Sitting Room opening onto a Patio
- Well Equipped New Kitchen
- Two Double Bedrooms and a Shower Room
- Electric Heating and Double Glazing
- On Site Manager
- Communal Gardens and Grounds
- Residents and Communal Parking
- Redecorated Throughout

Welcome to this charming retirement ground floor apartment located in a peaceful setting for individuals aged 60 and over only. As you step inside, you are greeted by your very own front door, offering privacy and independence within a welcoming community setting.

This well-maintained property boasts warden assistance, ensuring peace of mind for residents. The communal facilities include a lounge, conservatory, laundry room, and a fully-equipped kitchen, perfect for socialising and relaxation. The interior of the apartment features a bright sitting room that opens onto a private patio, and the newly fitted kitchen is well-equipped to cater to all culinary needs. Accommodation comprises two comfortable double bedrooms, providing ample space for relaxation and rest. A convenient shower room adds to the convenience and comfort of the living arrangement.







GROUND FLOOR

Stein Road, Emsworth

Approximate Area = 640 sq ft / 59.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Henry Adams. REF: 1348741

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Additional features of the property include electric heating and double glazing, ensuring warmth and energy efficiency, an on-site manager for added support, communal gardens and grounds for tranquil outdoor enjoyment, as well as residents and communal parking for convenient access.

Recently redecorated throughout, this apartment offers a fresh and inviting atmosphere for its new residents. Whether you are looking to downsize or enjoy a peaceful retirement lifestyle, this property provides the perfect blend of comfort, security, and community living.

Southbourne is a charming village between Emsworth and Chichester and local shops, schooling, a church and is close to Southbourne railway station which has services to Emsworth, Havant and Chichester, with further services to London Victoria. The A259 links via road to Chichester and Emsworth and has further links to north via the A3M to Guildford and London. Southbourne is surrounded by beautiful countryside, farmland and nearby coast.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





Henry Adams - Emsworth

Henry Adams LLP, 15 North Street, Emsworth - PO10 7BY

01243 377773

emsworth@henryadams.co.uk

www.henryadams.co.uk/

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.