



Flat 25, Merrivale Court, Stein Road,  
Emsworth PO10 8LL



NO FORWARD CHAIN. Delightful first floor apartment in this much requested retirement development. The accommodation has direct access to the courtyard development and comprises Stairs to first floor with stairlift, Hallway, Living Room, Kitchen/Breakfast Room, Two Bedrooms, Shower room. Loft Storage. Double glazed windows and Electric heating. The property has a pull cord assistance system. Merrivale Court has a scheme manager and residents benefit from communal gardens, meeting rooms including conservatory, kitchen and laundry room.

- POPULAR RETIREMENT COMPLEX
- FIRST FLOOR APARTMENT
- TWO BEDROOMS
- PULL CORD PERSONAL ALARM SYSTEM
- ELECTRIC HEATING & DOUBLE GLAZING
- COMMUNAL PARKING
- COMMUNAL RECEPTION ROOM  
CONSERVATORY, KITCHEN  
LAUNDRY & GARDENS

Asking Price  
£195,000  
Leasehold





## ACCOMMODATION

- Entrance Hall
- Kitchen
- Sitting Room
- Bedroom One
- Bedroom Two
- Shower Room
- Communal Garden





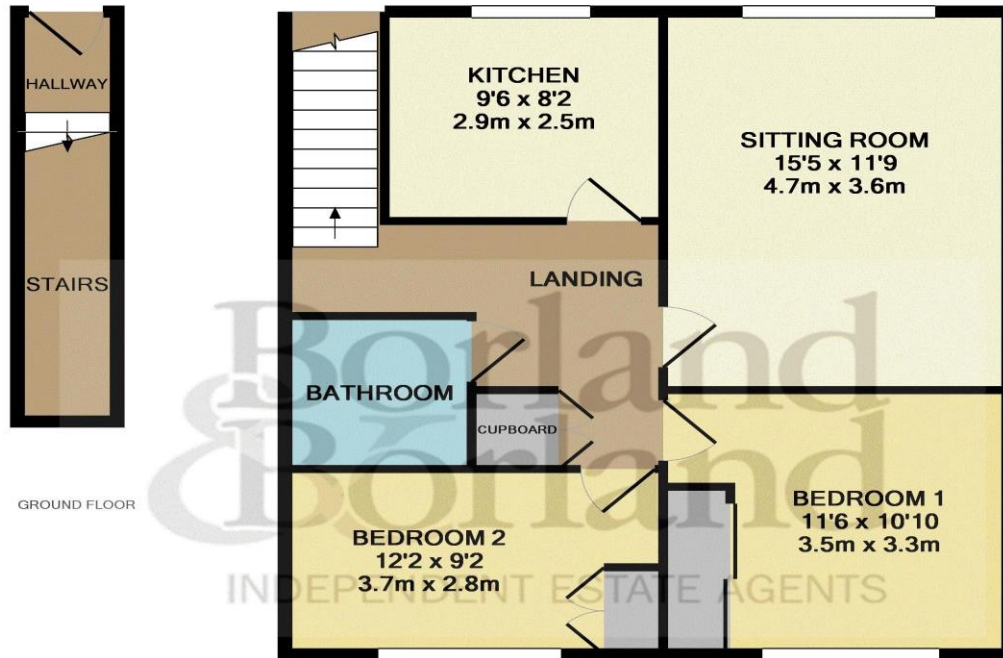
## Location

Conveniently located close to local shops with easy access to road, rail and bus links. This popular West Sussex village is close to the South Downs National Park to the north and Chichester Harbour a National Landscape (formerly an Area of Outstanding Natural Beauty).

The village has a range of local shops, doctors and dentist surgeries, Church and public houses. Chichester is nearby with its excellent selection of shops, arts and entertainment and New Park, the multiplex and the Festival Theatre. Golf, flying, horse and motor sport are available at nearby Goodwood.







1ST FLOOR

MERRIVALE COURT, SOUTHBOURNE, EMSWORTH, HAMPSHIRE,

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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### Directions

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