



# 6 Warwick Court, High Street

Emsworth PO10 7AE



NO FORWARD CHAIN.... Situated in the heart of Emsworth, is the opportunity to acquire this unique, spacious, two double bedroom apartment.

The accommodation comprises of: Communal entrance. 1st floor Floor: Door to private entrance hall. Triple aspect Sitting/dining room feature vaulted ceiling opening through to kitchen. Two bedrooms. Bathroom. This property benefits from a fitted kitchen with integrated oven, hob dishwasher and washing machine. Access via the hallway onto a large outside terrace. The property has its own single garage and allocated parking space located close by.

- CENTRAL EMSWORTH
- SPACIOUS ACCOMMODATION
- OPEN PLAN LIVING AREA TRIPLE ASPECT WITH VAULTED CEILING
- TWO BEDROOMS, BATHROOM
- OPEN PLAN LIVING AREA WITH VAULTED CEILING
- DIRECT ACCESS TO EXCLUSIVE ROOF TERRACE
- ALLOCATED PARKING SPACE & GARAGE
- NO FORWARD CHAIN

Asking Price

£320,000

Leasehold





## ACCOMMODATION

Communal Entrance Hall, stairs to first floor, private door into apartment;

- Entrance Hall with double doors leading to private roof terrace
- Sitting/ Dining Room with feature vaulted ceiling opening through to Kitchen
- Bedroom One
- Bedroom Two
- Bathroom
- Garage located in nearby block
- Allocated parking space





## LOCATION

The apartment is located within the centre of Emsworth offering a range of shops, restaurants, post office, public houses, doctors and dental surgery and other amenities. Emsworth mill pond and harbour is within a short stroll of the property.

Emsworth is located on the upper reaches of Chichester Harbour, an Area of Outstanding Natural Beauty and has a thriving community and the added advantage of the South Downs National Park just to the north and the Cathedral City of Chichester to the east.

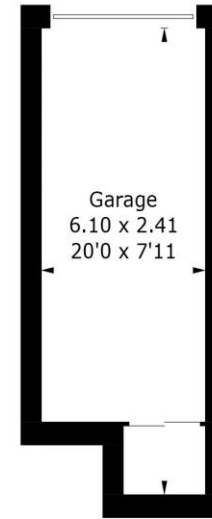
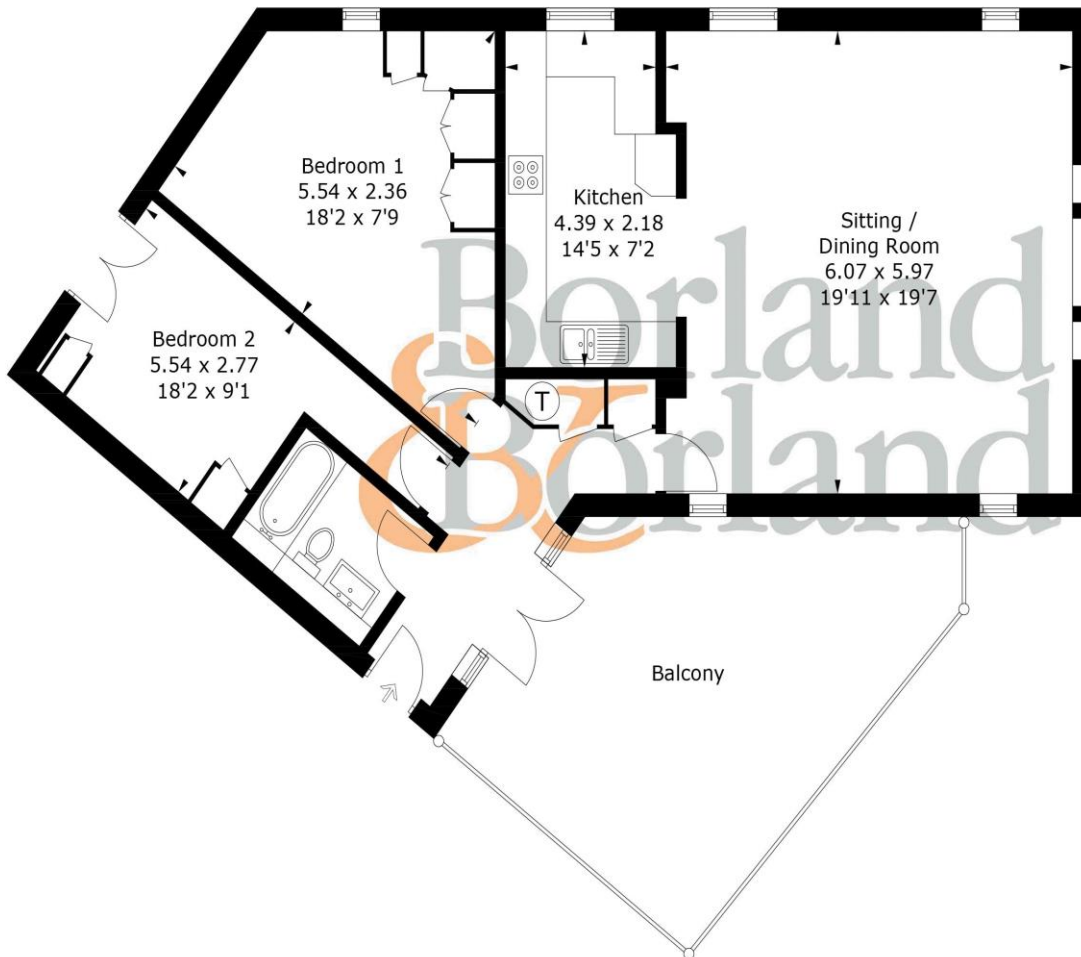
Easy access is afforded to London via the A3 and mainline railway station at Havant. Emsworth also has a railway station with a line to Gatwick and London Victoria. Lease details are available upon request.





# 6 Warwick Court, High Street, PO10 7AE

Approximate Gross Internal Area = 91.1 sq m / 981 sq ft  
Garage = 13.5 sq m / 145 sq ft  
Total = 104.6 sq m / 1126 sq ft



(Not Shown In Actual Location / Orientation)



## Directions

SAT NAV: PO10 7AE

PRODUCED FOR BORLAND & BORLAND ESTATE AGENTS

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1103370)

‘IMPORTANT NOTICE Borland & Borland gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information with the particulars by inspection or otherwise. 3. Borland & Borland does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Borland & Borland does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and Borland & Borland will try to have the information checked for you.

9a High Street, Emsworth, Hampshire PO10 7AQ

Tel: 01243 377655

property@borlandandborland.co.uk

www.borlandandborland.co.uk

rightmove 

naea | propertymark  
PROTECTED