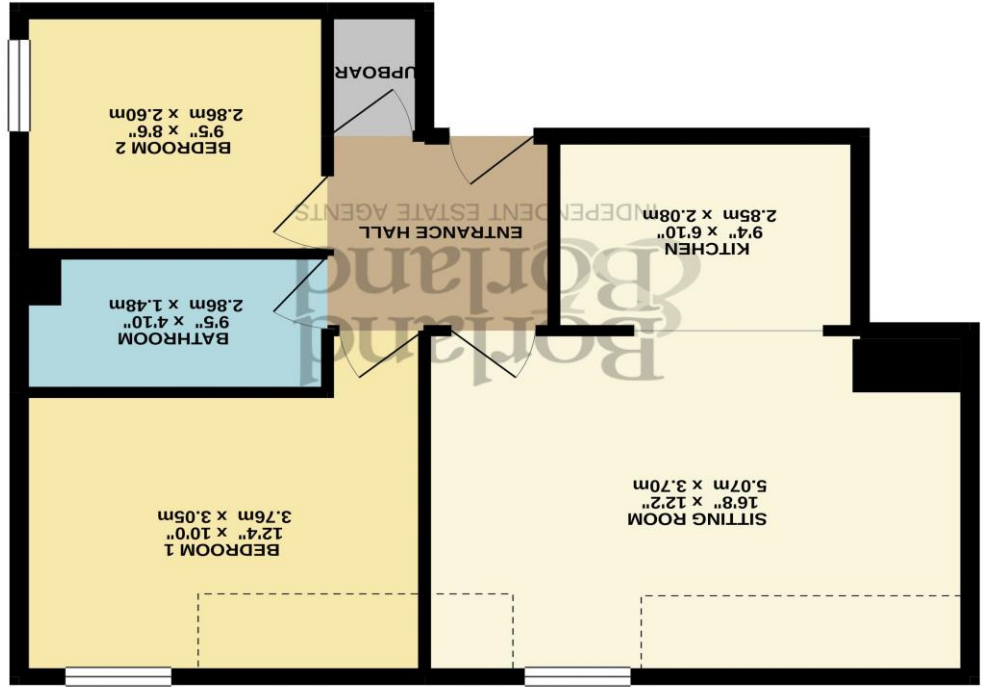


8 WARWICK COURT, EMSWORTH
TOTAL FLOOR AREA: 572 sq. ft. (53.2 sq. m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other areas are approximate and no responsibility is taken for any inaccuracy or mis-statement. This plan is for guidance 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 is made with respect to their condition or operation.



GROUND FLOOR (53.2 sq.m.) approx.
572 sq.ft. (53.2 sq.m.) approx.

Directions
SAT NAV: PO10 7AE





Borland and Borland are pleased to present for sale this two bedroom second floor apartment located in the heart of Emsworth town centre. Accommodation comprises of: Entrance Hall, Open plan Living /Dining /Kitchen. Bathroom. Two Bedrooms. Garage in nearby block.

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. Viewing is essential. EPC D



- 2ND FLOOR APARTMENT
- TWO BEDROOMS
- SECURE COMMUNAL ENTRANCE
- OPEN PLAN LIVING

- CENTRAL LOCATION
- NO FORWARD CHAIN
- GARAGE IN NEARBY BLOCK