



Flat E Dolphin House , Queen Street, Emsworth PO10 7BJ



NO FORWARD CHAIN for this second floor apartment which is situated in Dolphin House and one of the few apartments to have water views in the conservation area of the much requested harbourside town of Emsworth, suited to both first time and investment buyers. Located adjacent to Dolphin Quay within the charming harbour side village of Emsworth, the Town Square is a comfortable stroll as are the local pubs, restaurants and sailing clubs.

The accommodation comprises: Communal Entrance with security entry system. Entrance Hall, Lounge/Diner which has a double aspect with partial views of the water, a Galley Kitchen, a Double Bedroom, Bathroom. The property has electric heating. There is residents parking on a first come first served basis. There is a share of the freehold and Flat E owns 1/6th.

- NO FORWARD CHAIN
- SECOND FLOOR APARTMENT WITH PARTIAL WATER VIEWS
- DOUBLE BEDROOM
- SPACIOUS TWIN ASPECT SITTING/DINING ROOM
- GALLEY KITCHEN
- ELECTRIC STORAGE HEATERS
- CONSERVATION AREA
- SHARED RESIDENTS PARKING FIRST COME BASIS

Asking Price
£185,000
Share of Freehold





ACCOMMODATION

- Entrance Hall
- Bathroom
- Sitting Room
- Kitchen
- Bedroom

EPC Rating: E

Council Tax Band: B





LOCATION

Emsworth is a bustling harbour side village with a variety of restaurants, public houses, local shops and two sailing clubs.

Situated between the Cathedral Cities of Portsmouth and Chichester it is ideal for those who enjoy water sport facilities and with the South Downs to the north for those who enjoy countryside pursuits.





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Approximate Gross Internal Area = 51.8 sq m / 557 sq ft



Third Floor

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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. (ID1149746)

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Directions

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