



Flat 5 Avalon Court , Horndean Road, Emsworth PO10 7PB



Borland and Borland are pleased to present this rarely available ground floor flat in a much requested retirement development. Situated within easy reach of Emsworth town square, bus and rail links and having the advantage of being situated opposite Emsworth's recreation ground. The development is extremely friendly and welcoming to all residents creating a delightful little community.

This inviting development has a large communal residence lounge, laundry room, communal gardens and car park. There is an emergency alarm pull system with regular visits by the Scheme Manager. The property offers independent living with an attractively arranged ground floor accommodation with a sitting room and patio door onto a private sitting area which is south west facing, a modern fitted Kitchen, spacious bedroom and shower room. Applicants must be 60years +.

- GROUND FLOOR
- POPULAR RETIERMENT
- ONE BEDROOM
- MODERN KITCHEN & SHOWER ROOM
- MODERN THROUGHOUT
- RESIDENTS PARKING
- RESIDENTS COMMUNAL LOUNGE, LAUNDRY & GARDEN
- NO FORWARD CHAIN

Asking Price
£185,000
Leasehold





ACCOMMODATION

- Communal Entrance

Flat 5:

- Entrance Hall
- Sitting/Dining Room with patio doors opening onto patio area
- Kitchen
- Shower Room
- Bedroom One

Communal Areas:

- Communal Lounge
- Communal Kitchen area
- Communal Laundry
- Bin Store
- Communal Garden





LOCATION

Emsworth is situated on the upper reaches of Chichester Harbour, an Area of Outstanding Natural Beauty.

Considered one of the best locations of the south coast for sailing and walking. The town of Emsworth has an attractive range of local sights, amenities, sailing clubs, boat yards, restaurants and is within easy travelling distance of the historic City of Chichester.

Emsworth Railway station connects with the mainline railway station to London at nearby Havant





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Directions

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