



90a North Street, Emsworth,
PO10 7PN



NO FORWARD CHAIN... TWO BEDROOM, FIRST FLOOR FLAT WITH ROOF TERRACE & GARDEN... Ideally placed just a brief stroll from Emsworth recreation ground and Railway station, Emsworth Square is a short distance to the south with its range of local shops, pubs and restaurants as well as doctor and dentist surgeries.

Accommodation comprises: Communal Entrance Hall, shared with the ground floor flat. Stairs to first floor. Entrance Hall, Open-plan Kitchen/Sitting/Dining Room, which opens out to the Roof Terrace, Two double Bedrooms & a Modern Bathroom. The property has been recently renovated throughout, it has gas central heating and benefits from having a private, west-facing Garden with a shed and accessed via stairs from the roof terrace.

- IMMACULATE FIRST FLOOR FLAT
- TWO DOUBLE BEDROOMS
- OPEN PLAN
KITCHEN/SITTING/DINING ROOM
- ROOF TERRACE
- WEST FACING GARDEN
- CLOSE TO THE TRAIN STATION
- SHORT WALK TO EMSWORTH VILLAGE CENTRE
- NO FORWARD CHAIN

Asking Price
£270,000
Share of freehold





ACCOMMODATION

Ground Floor:

- Communal Entrance Hall

First Floor:

- Open-plan Kitchen, Sitting, Dining Room
- Bedroom One
- Bedroom Two
- Bathroom
- Roof Terrace

External:

- West Facing Garden

EPC Rating: C

Council tax band: A

Service Charge: TBC with new owners

Share of Freehold





LOCATION

Emsworth is situated on the upper reaches of Chichester Harbour, a National Landscape (formerly 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. Connects to Mainline railway station to London at nearby Havant.



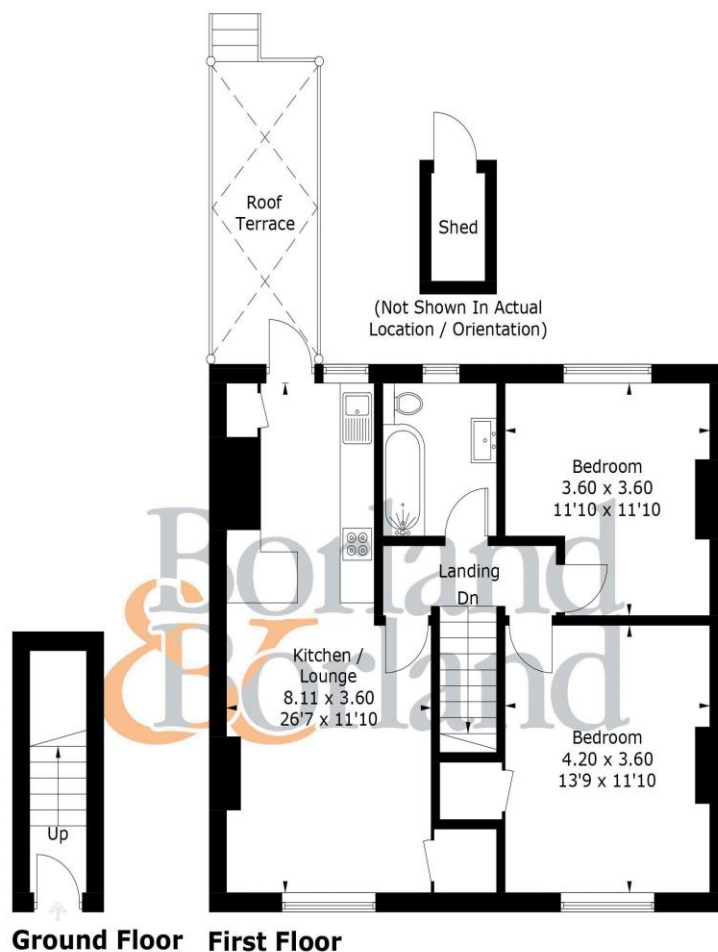


90A, North Street, PO10 7BN

Approximate Gross Internal Area = 72.0 sq m / 775 sq ft

Shed = 1.6 sq m / 17 sq ft

Total = 73.6 sq m / 792 sq ft



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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. (ID1233216)

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Directions

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