



# Flat 3 Avalon Court, Horndean Road, Emsworth PO10 7PB



NO FORWARD CHAIN.... 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.

The accommodation comprises: Entrance Hall, Bedroom with built in wardrobes, Shower Room, Sitting Room with doors opening onto the patio, Kitchen/Breakfast Room. 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 southwest facing, a fitted Kitchen, spacious bedroom and shower room. Applicants must be 60years +

- NO FORWARD CHAIN
- GROUND FLOOR RETIREMENT APARTMENT
- ONE BEDROOM
- EMERGENCY ALARM PULL CORD SYSTEM
- WELL PRESENTED THROUGHOUT
- PATIO AREA
- FRIENDLY & WELCOMING COMMUNITY
- COMMUNAL GARDENS

Asking Price  
£185,000  
Leasehold





## ACCOMMODATION

- Entrance Hall
- Bedroom
- Shower Room
- Kitchen/Breakfast Room
- Sitting Room, leading to patio terrace



Council Tax: B

EPC: C

Monthly service charge is currently  
£295

Annual ground rent is £75.  
91 years remaining on the lease





## LOCATION

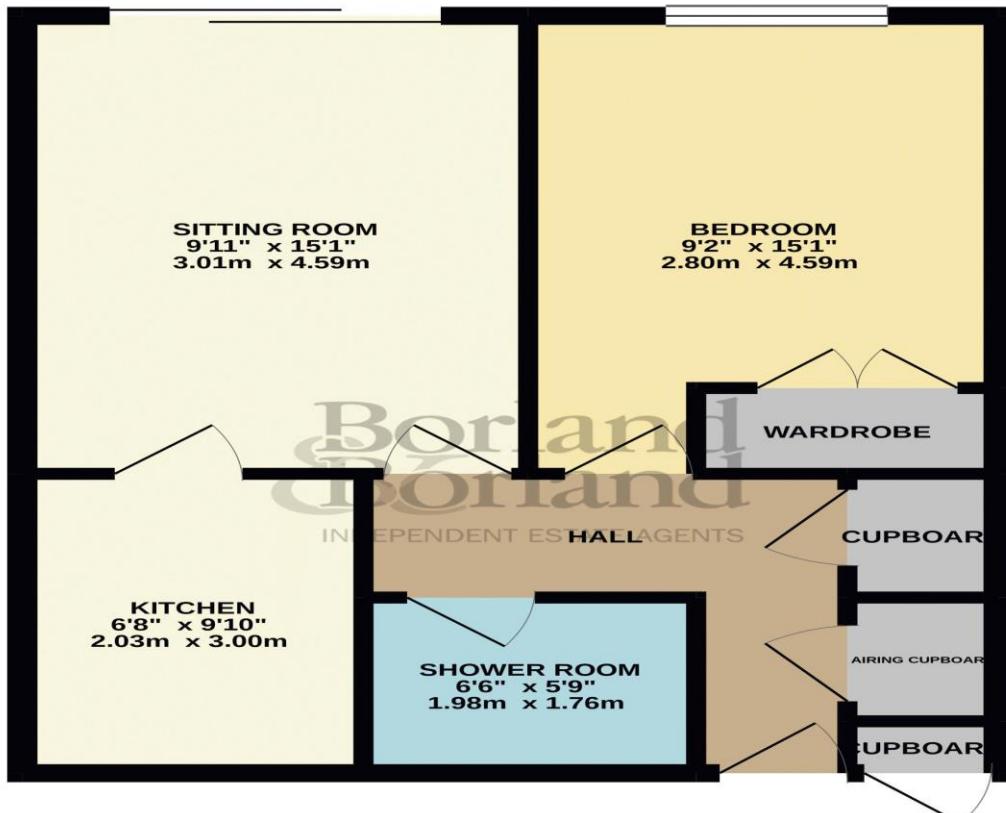
Emsworth is situated on the upper reaches of Chichester Harbour, an Area of Outstanding Natural Beauty. Considered one of the best locations of the south coast for sailing and walking.

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.





GROUND FLOOR  
475 sq.ft. (44.1 sq.m.) approx.



AVALON COURT

TOTAL FLOOR AREA : 475 sq ft. (44.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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 as to their condition or working order can be given.  
Made with Metropix ©2022.

**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.



**Directions**  
SAT NAV: PO10 7PB

9a High Street, Emsworth, Hampshire PO10 7AQ

Tel: 01243 377655  
property@borlandandborland.co.uk  
www.borlandandborland.co.uk

**rightmove**

**naea | propertymark**  
PROTECTED