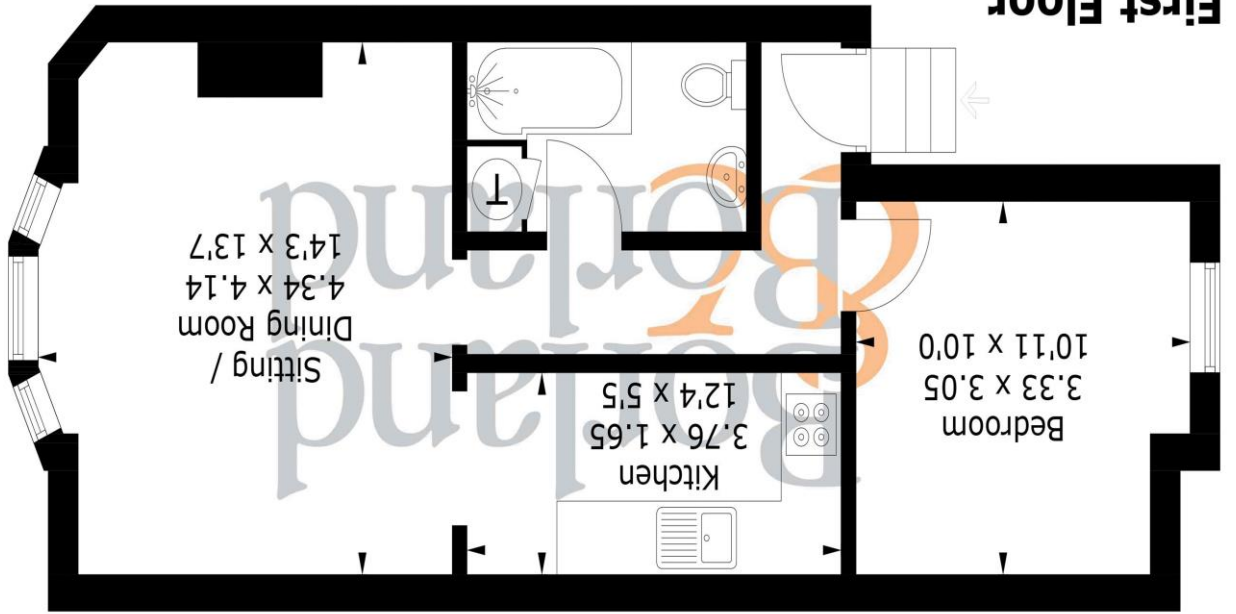


PRODUCED FOR BORLAND & BORLAND ESTATE AGENTS

First Floor



Approximate Gross Internal Area = 44.2 sq m / 476 sq ft

24A, North Street, PO10 7DG



Directions
SAT NAV: PO10 7DG



24a North Street
Emsworth PO10 7DG

**Borland
& Borland**
Independent Estate Agent



Situated in the heart of Emsworth town centre, just moments from the railway station, this well-presented first floor flat offers convenient and comfortable accommodation ideal for first-time buyers, investors. The property comprises a spacious sitting/dining room with attractive bay window, a modern fitted kitchen, double bedroom and bathroom.

Conveniently located within easy walking distance of Emsworth's shops, cafés, restaurants and harbour, this property is offered with no forward chain. 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.



- ONE DOUBLE BEDROOM FIRST FLOOR FLAT
- SPACIOUS SITTING/DINING ROOM
- MODERN FITTED KITCHEN
- TOWN CENTRE LOCATION
- NO FORWARD CHAIN

- SHORT WALK TO EMSWORTH RAILWAY STATION
- ELECTRIC HEATERS

999 year lease
Peppercorn ground rent
Service charge tbc
EPC: E
Council tax: A