





\*GUIDE PRICE £170,000 - £175,000\*

Situated in the sought after development of The Grange, this well presented first floor one bedroom apartment offers an ideal opportunity for first-time buyers, investors or those looking to downsize.

Conveniently located close to both Emsworth and Westbourne villages, the property benefits from excellent local amenities, transport links, and coastal walks nearby.

Upon entering, you are welcomed by a spacious hallway providing access to all rooms. The bright and airy lounge enjoys an abundance of natural light creating a comfortable living space. The separate kitchen offers ample storage and workspace, while the generous double bedroom benefits from built-in storage. Completing the accommodation is a family bathroom fitted with a shower over the bath.

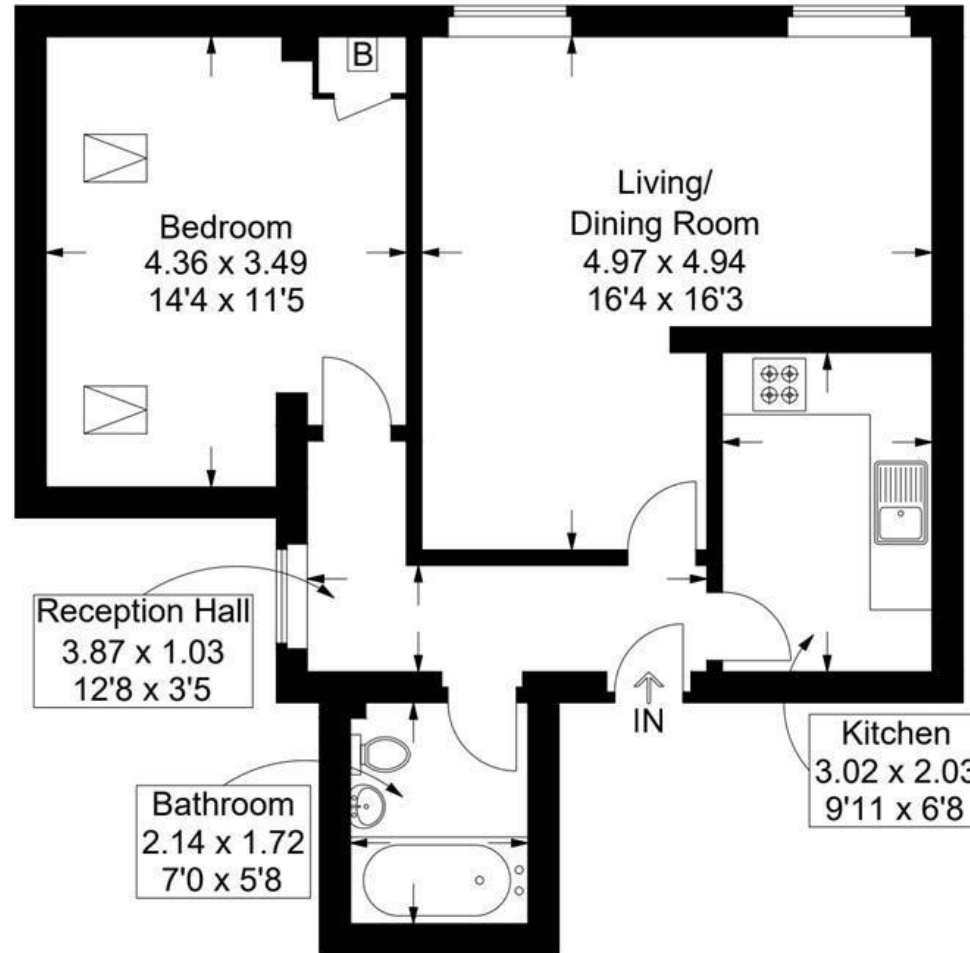
Further benefits include allocated off-road parking and communal bike storage.



- NEW TO THE MARKET
- LEASEHOLD - 106 YEARS REMAINING
  - FIRST FLOOR
  - BICYCLE STORAGE
  - POPULAR LOCATION
- GAS CENTRAL HEATING
  - A MUST SEE!
- OFF STREET PARKING
- ANNUAL GROUND RENT - £200
- SIX MONTHLY SERVICE CHARGE - £787.18

# The Grange, New Brighton Road, Emsworth

Approximate Gross Internal Area = 52.6 sq m / 566 sq ft



## First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.