



£210,000
31 Homefield Road
Emsworth, PO10 8TN

PROPERTY SUMMARY

We are delighted to introduce to the market this well presented two bed ground floor garden apartment located close to Westbourne village centre. Benefiting from a new kitchen as well as newly laid flooring in the lounge and hallway. Accommodation briefly comprises two double bedrooms, a contemporary fitted kitchen and bathroom suite, and the property also comes with your own private rear garden, accessed directly via French doors. Situated within walking distance of Westbourne village centre with its range of local amenities including shops and pubs. An internal viewing is essential to appreciate the size and quality of the accommodation here, contact us to arrange your appointment.





HALLWAY

KITCHEN 13' 4" x 8' (4.06m x 2.44m)

BEDROOM ONE 13' 7" x 10' (4.14m x 3.05m)

BEDROOM TWO 13' 2" x 8' 2" (4.01m x 2.49m)

BATHROOM

LOUNGE 13' 7" x 11' 5" (4.14m x 3.48m)



AGENTS NOTE

We understand there are 98 years remaining on the lease, there is an annual Service Charge of £912 and Ground Rent of £10

GROUND FLOOR
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA: 594 sq.ft. (55.2 sq.m.) approx.

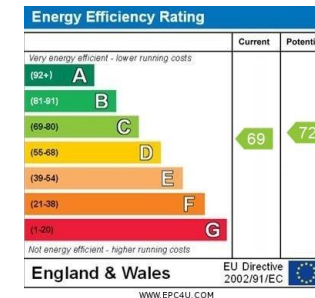
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Chichester District Council

TENURE
Leasehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only



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As part of our legal obligations under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to conduct an electronic identity verification check on all purchasers. Please note that this is not a credit check and will not affect your credit history in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.



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