



# Flat 12 Mulberry Lodge , New Brighton Road, Emsworth PO10 7EW



Mulberry Lodge is an attractive retirement complex, constructed by Churchill Retirement Homes, located approximately half a mile from Emsworth's bustling town square with its range of shops, doctors surgery, dentist. There is a wide choice of public houses, restaurants and also two sailing clubs.

Accommodation comprises: Entrance Hall, Store, Sitting Room/Dining Room, Kitchen, Bedroom, Shower Room. The property has ample non allocated parking to the front for residents and visitors and well tended, landscaped gardens. There are also communal facilities including a laundry room, kitchen area and sitting room. Private patio and communal gardens. Flat 12 is on the first floor and access is by a lift and stairs.

- WELL PRESENTED ONE BEDROOM RETIREMENT FLAT
- EMERGENCY CARELINE SYSTEM INSTALLED
- SPACIOUS SITTING/DINING ROOM
- USE OF GUEST SUITE FOR VISITORS
- COMMUNAL GARDENS
- PARKING
- NO FORWARD CHAIN
- CLOSE TO EMSWORTH TOWN CENTRE

Asking Price  
£175,000  
Leasehold





## ACCOMMODATION

- = Entrance Hall
- = Store cupboard
- = Shower Room
- = Sitting/Dining Room
- = Kitchen
- = Bedroom with built in wardrobes



Please note: Mulberry Lodge requires at least one owner to be over the age of 60 with any second owner over the age of 55.

A guest suite is available for visiting friends or family members to use.

Mulberry lodge also benefits from a manager on site between 9am - 2pm Monday - Friday.

Service Charge: £1821.79 half yearly

Ground Rent: £430.49 half yearly

EPC: B

Lease: 109 years remaining

Council tax band: B





## LOCATION

Emsworth is located on the upper reaches of Chichester Harbour, ideal for those who enjoy coastal walks and bird watching. To the north are the South Downs with the nearby Goodwood Estate offering horse and motor racing, golf and flying.

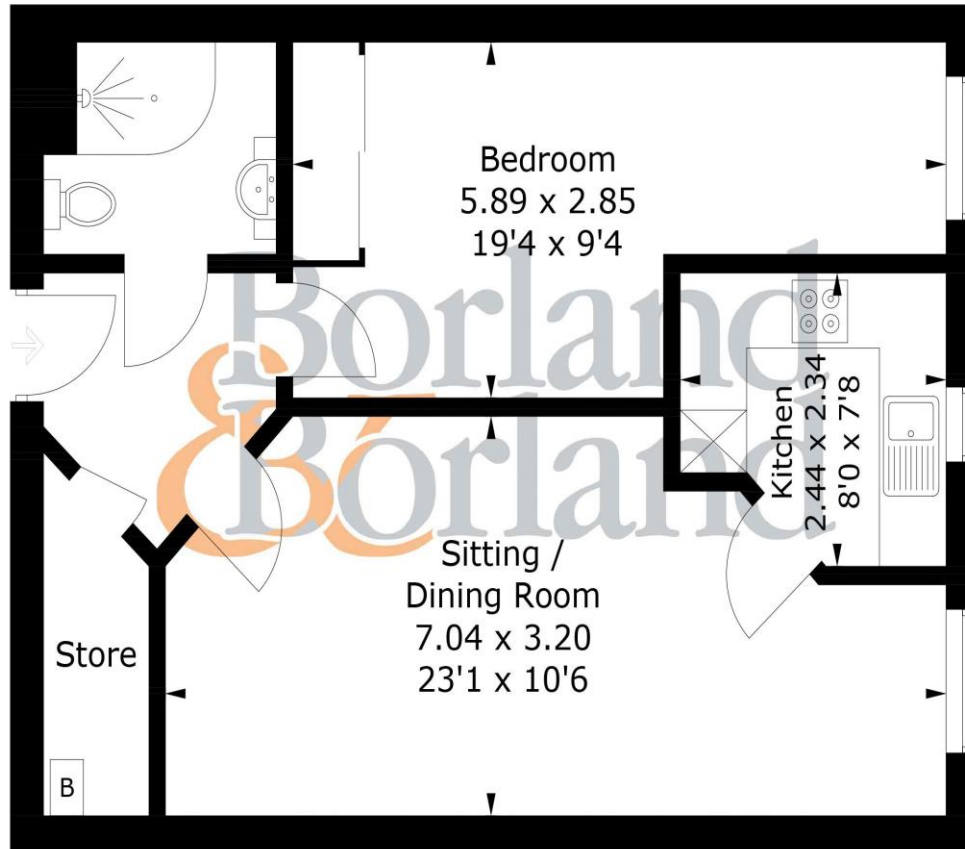
Emsworth is ideally placed having easy links to the A27 and A3 and a nearby railway station to London (Waterloo). Chichester Harbour is half a mile to the south with its two sailing clubs and to the north are the South Downs.





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Approximate Gross Internal Area = 50.7 sq m / 546 sq ft



## First Floor

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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. (ID1302779)

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### Directions

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