



Flat 1, 37, Skylark Avenue, Emsworth PO10 7GG



A well-presented modern two-bedroom ground floor apartment, ideally situated within this highly sought-after development on the fringes of Emsworth, enjoying close proximity to Hampshire Farm Meadow, surrounding woodland and open countryside. Built in 2014, the property offers well-planned accommodation throughout.

The accommodation briefly comprises a communal entrance leading to a private hallway, a spacious open-plan kitchen/dining area flowing through to a bright sitting room with bay window, two bedrooms including a principal bedroom with en-suite shower room, and a separate family bathroom. Further benefits include gas central heating, double glazing and an allocated parking space.

- GROUND FLOOR FLAT
- TWO BEDROOMS
- TWO BATHROOMS
- OPEN PLAN LIVING
- MODERN FITTED KITCHEN
- IMMACULATE THROUGHOUT
- PARKING
- BUILT IN 2014

Asking Price
£249,500
Leasehold





ACCOMMODATION

- Communal Entrance Hall
- Private Entrance Hall with two storage cupboards
- Open-plan Kitchen/Dining Room/Sitting Room: with bay window
- Principal Bedroom: with built-in wardrobe
- En-Suite Shower Room:
- Bedroom Two: with built-in wardrobe
- Family Bathroom

External:

- Allocated parking space

Lease: 999 years from 2015.

EPC: C

Council Tax: C

Service Charge: £3200

Ground Rent: £200





LOCATION

The property is conveniently located within walking distance of an attractive open green space provided by the developers, while the charming West Sussex village of Westbourne lies just a short distance away, offering a Co-operative store, Post Office, a selection of local shops and amenities, as well as a school, restaurants and public houses.

To the north are Hollybank Woods and the South Downs National Park, while to the south lies the picturesque harbour town of Emsworth, with its vibrant centre arranged around the town square. Excellent transport links are available, with easy access to mainline railway stations providing services along the south coast and to London, as well as nearby bus routes.

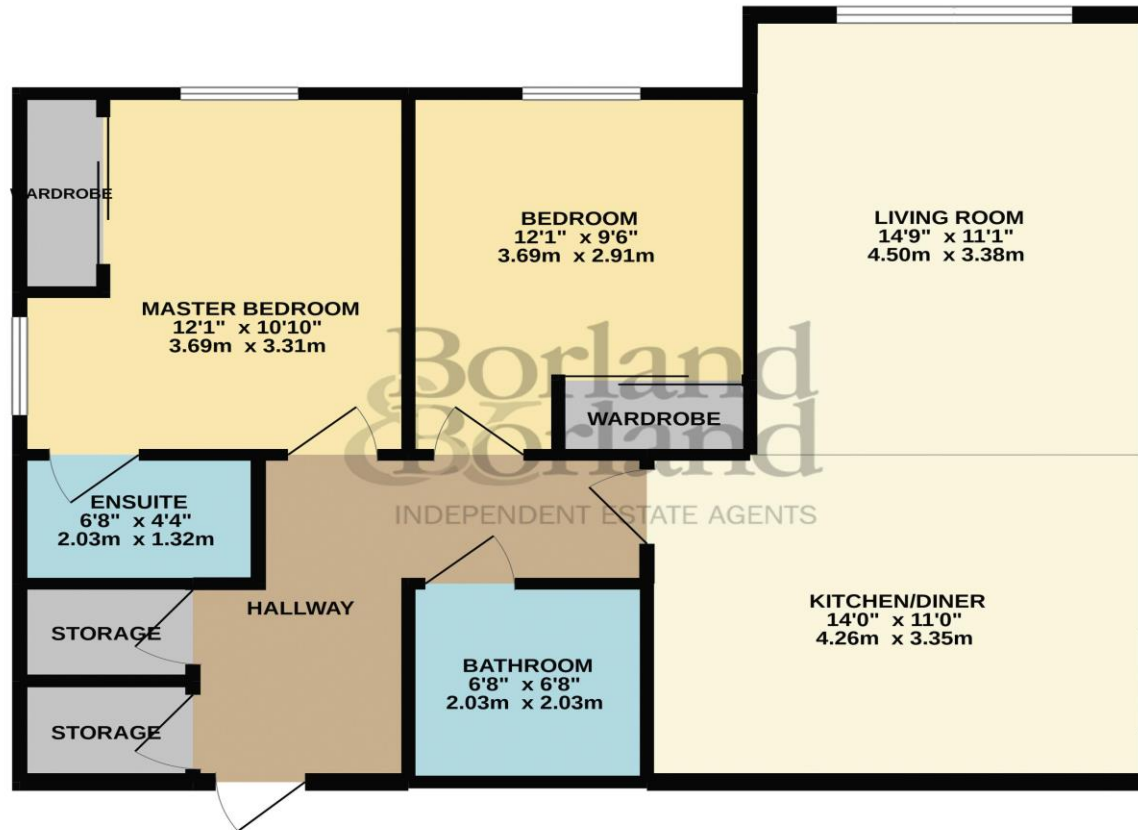




37

NO PARKING
Permitted
Please Use
Residents' Area
Only

GROUND FLOOR
757 sq.ft. (70.3 sq.m.) approx.



TOTAL FLOOR AREA : 757 sq.ft. (70.3 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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Directions
SAT NAV: PO10 7GG

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