

Offers In Excess Of £230,000

Priors Orchard, Emsworth PO10
8GE



HIGHLIGHTS

- ◆ GROUND FLOOR FLAT
- ◆ ALLOCATED PARKING
- ◆ TWO BEDROOMS
- ◆ PURPOSE BUILT BLOCK
- ◆ PRIVATE PATIO AREA
- ◆ COMMUNAL GARDENS
- ◆ VISITOR PARKING
- ◆ IDEAL FIRST TIME BUY
- ◆ INVESTMENT OPPORTUNITY
- ◆ CALL TO VIEW

** GROUND FLOOR FLAT WITH ALLOCATED PARKING
**

Tucked away in the popular Priors Orchard development, this well-presented ground floor apartment offers spacious, modern living in a peaceful setting on the edge of Southbourne village.

The heart of the home is the generous open-plan kitchen, dining and living space, creating a bright and sociable room that's ideal for both everyday living and entertaining. French doors open directly onto a private patio, providing an attractive spot to enjoy a morning coffee or unwind in the warmer months, with the well-kept communal gardens beyond.

There are two good-sized double bedrooms, both offering plenty of space for furniture, along with a modern family bathroom. The apartment has been well maintained throughout and is ready for its next owner to move straight in.

Outside, residents can enjoy beautifully maintained communal grounds, while the property also benefits from an allocated parking space and additional visitor parking.

Priors Orchard is ideally positioned for enjoying everything Southbourne and nearby Emsworth have to offer. Southbourne village provides a range of everyday amenities including shops, cafés, pubs and a railway station with direct services to Portsmouth, Chichester and London Victoria. The picturesque harbour town of Emsworth is just a short drive or cycle away, renowned for its waterside walks, independent restaurants, sailing clubs and vibrant community. Excellent road links via the A27 make commuting straightforward, while the nearby South Downs National Park and the beaches at Hayling Island offer plenty of opportunities to enjoy the outdoors.

This is an excellent opportunity to purchase a spacious, low-maintenance home in a highly regarded location, equally suited to first-time buyers, downsizers or investors.

Call today to arrange a viewing
02392 482147
www.bernardsea.co.uk





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PROPERTY INFORMATION

KITCHEN/LOUNGE/DINER

12'11" x 21'1" (3.95 x 6.45)

BEDROOM

10'5" x 15'10" (3.18 x 4.84)

BEDROOM

12'11" x 10'1" (3.95 x 3.09)

BATHROOM

6'3" x 7'7" (1.93 x 2.32)

STORAGE

6'5" x 2'11" (1.96 x 0.91)

ENTRANCE HALL

3'8" x 15'3" (1.14 x 4.67)

Anti Money Laundering

Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

Council Tax Band B

Chichester District Council: BAND B

Leasehold Further Information

Lease Length: 117 Years Ground Rent: £0.00 Service Charge: £1,100.00

Please note that Bernard's Estate Agents have not checked or verified the lease terms or the service charge/ground rent costs. The information provided above has been provided to us from the Seller. Your solicitor will check all of the above during the conveyancing process and you should only rely on information provided by them when making the final decision as to whether to buy any leasehold property.

Mortgage & Protection

We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can

help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

Offer Verification Procedure

If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

Property Removals

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

Solicitor Quotes

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

Tenure of Property

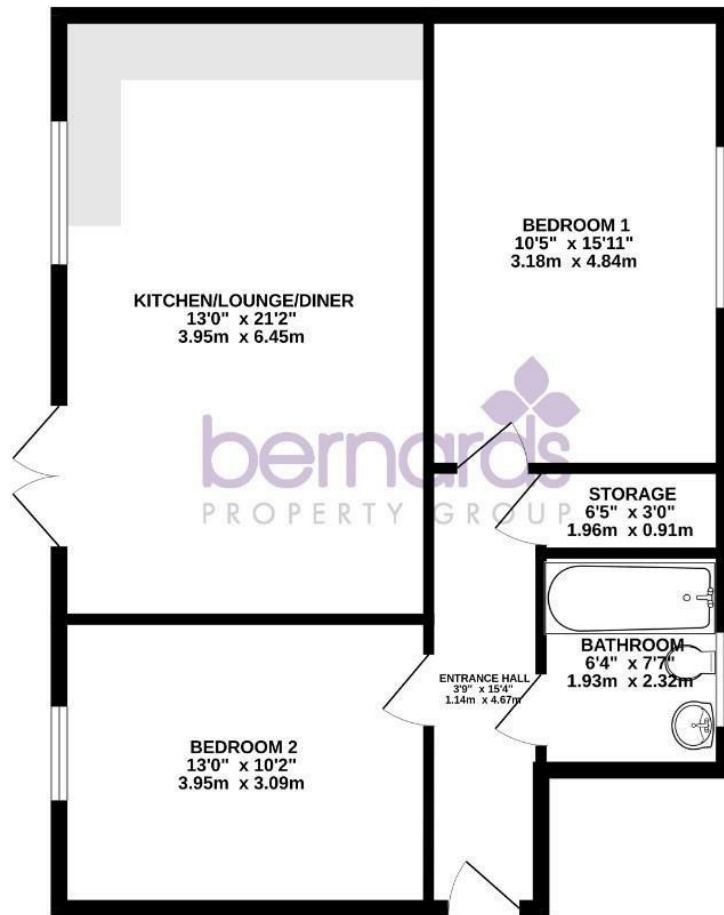
Leasehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

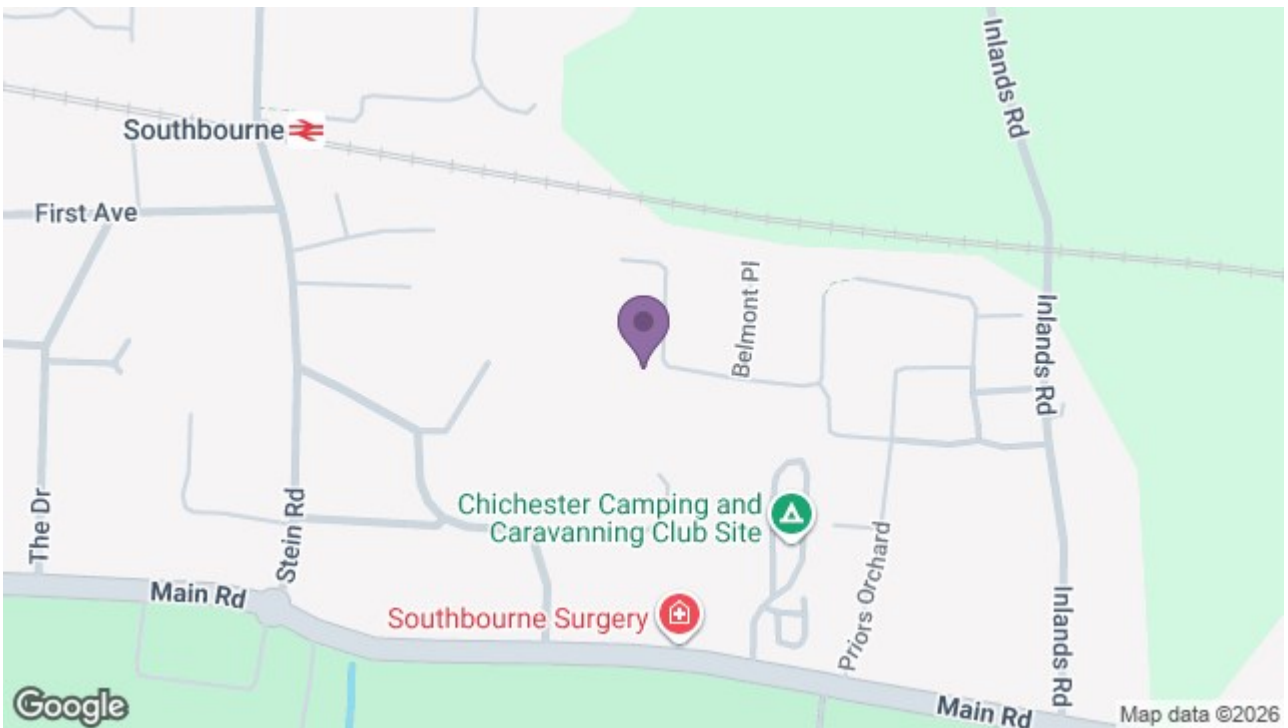


GROUND FLOOR
700 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA: 700 sq.ft. (65.0 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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