



Flat 2, 94, North Street,
Emsworth PO10 7PN



TWO BEDROOM, FIRST FLOOR SPLIT LEVEL FLAT WITH GARDEN... Ideally placed just a brief stroll from Emsworth recreation ground and Railway station, Emsworth Square is a short distance to the south with its range of local shops, pubs and restaurants as well as doctor and dentist surgeries.

Accommodation comprises: Entrance Hall, Stairs to first floor. Sitting Room, Kitchen, Bedroom Two, Bathroom which is newly fitted, Stairs to Second Floor, Bedroom One, Walk in wardrobe and dressing area. There is gas central heating and the property benefits from having a private, west-facing Garden.

- FIRST FLOOR SPLIT LEVEL FLAT
- TWO BEDROOMS
- WALK IN WARDROBE
- WELL PRESENTED THROUGHOUT
- PRIVATE ENCLOSED GARDEN
- CLOSE TO TRAIN STATION
- WALKING DISTANCE TO THE TOWN CENTRE

Asking Price
£270,000
Share of freehold





ACCOMMODATION

Ground Floor:

- Entrance Hall
- Stairs to first floor

First floor:

- Sitting Room
- Bedroom Two
- Bathroom
- Kitchen

Second Floor:

- Bedroom One
- Walk in wardrobe & dressing area

External:

- West facing Garden

EPC: D

Council Tax: A

125 years on the lease from 2013





LOCATION

Emsworth is situated on the upper reaches of Chichester Harbour, a National Landscape (formerly an Area of Outstanding Natural Beauty). Considered one of the best locations of the south coast for sailing and walking.

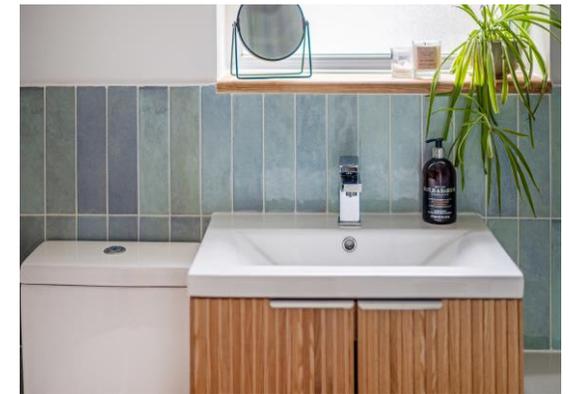
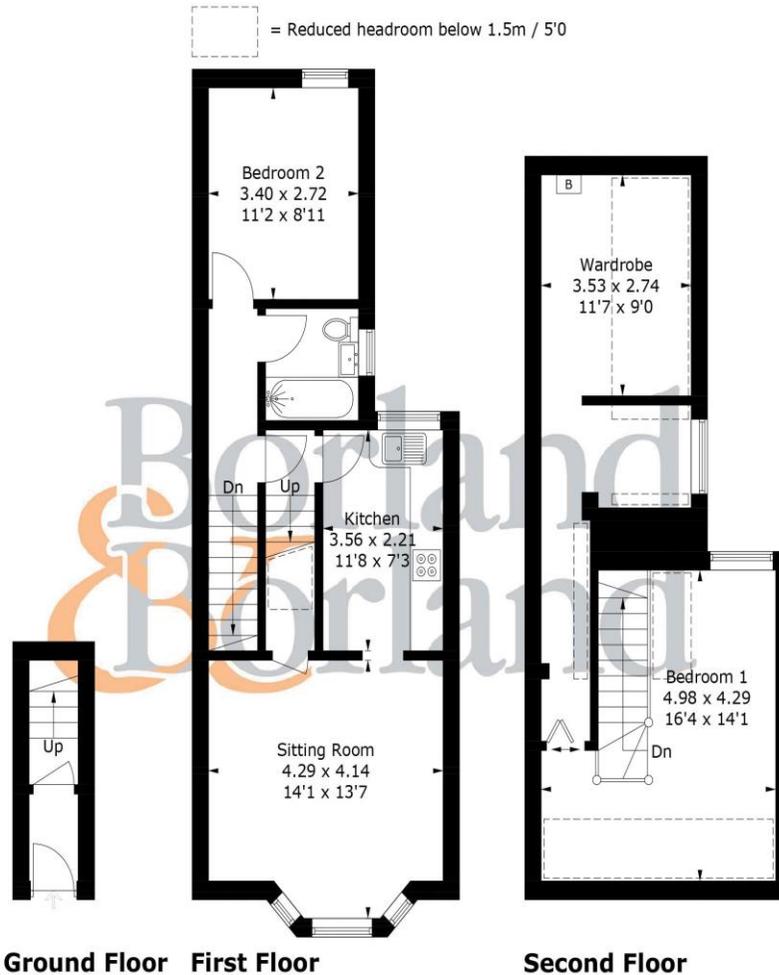
The town of Emsworth has an attractive range of local sights, amenities, sailing clubs, boat yards, restaurants and is within easy travelling distance of the historic City of Chichester. Connects to Mainline railway station to London at nearby Havant.





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Approximate Gross Internal Area = 89.7 sq m / 965 sq ft



Directions

SAT NAV: PO10 7PN

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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. (ID1282183)

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