



55 Longlands Road | Emsworth | PO10 8HL

Guide Price £150,000

Leasehold



**hancock**

Lettings & Estate Agents

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Guide Price £150,000

- No Onward Chain
- New 125 Year Lease
- Two Double Bedrooms
- Communal Gardens
- Sold As Seen
- Ground Floor Apartment
- Needs Modernising Throughout
- Leasehold

!!!No Onward Chain!!!

Situated in a popular residential location, this spacious two-bedroom apartment offers an excellent opportunity for buyers looking to modernise and add value. The accommodation comprises a welcoming entrance hallway with ample storage cupboards, a bright and generously sized living room benefiting from plenty of natural light, a separate kitchen, two large double bedrooms, and a family bathroom.

The property requires updating throughout, providing the perfect blank canvas for those wishing to create a home tailored to their own tastes and requirements. Offered with well-proportioned accommodation and excellent potential, this property would make an ideal first-time purchase.



what3words ///

enclosing.twisty.rated



## Location

Longlands Road is conveniently positioned within easy reach of Emsworth's charming town centre, renowned for its picturesque harbour, independent shops, cafés, restaurants, and excellent local amenities. Emsworth offers a wonderful coastal lifestyle with attractive waterside walks, sailing facilities, and good transport links via the A27 and Emsworth railway station, providing direct services to Portsmouth, Chichester, and London. The area is also well regarded for its schools and strong sense of community, making it a highly desirable place to live.

## Additional Information :

Tenure : Leasehold

Ground Rent : N/A

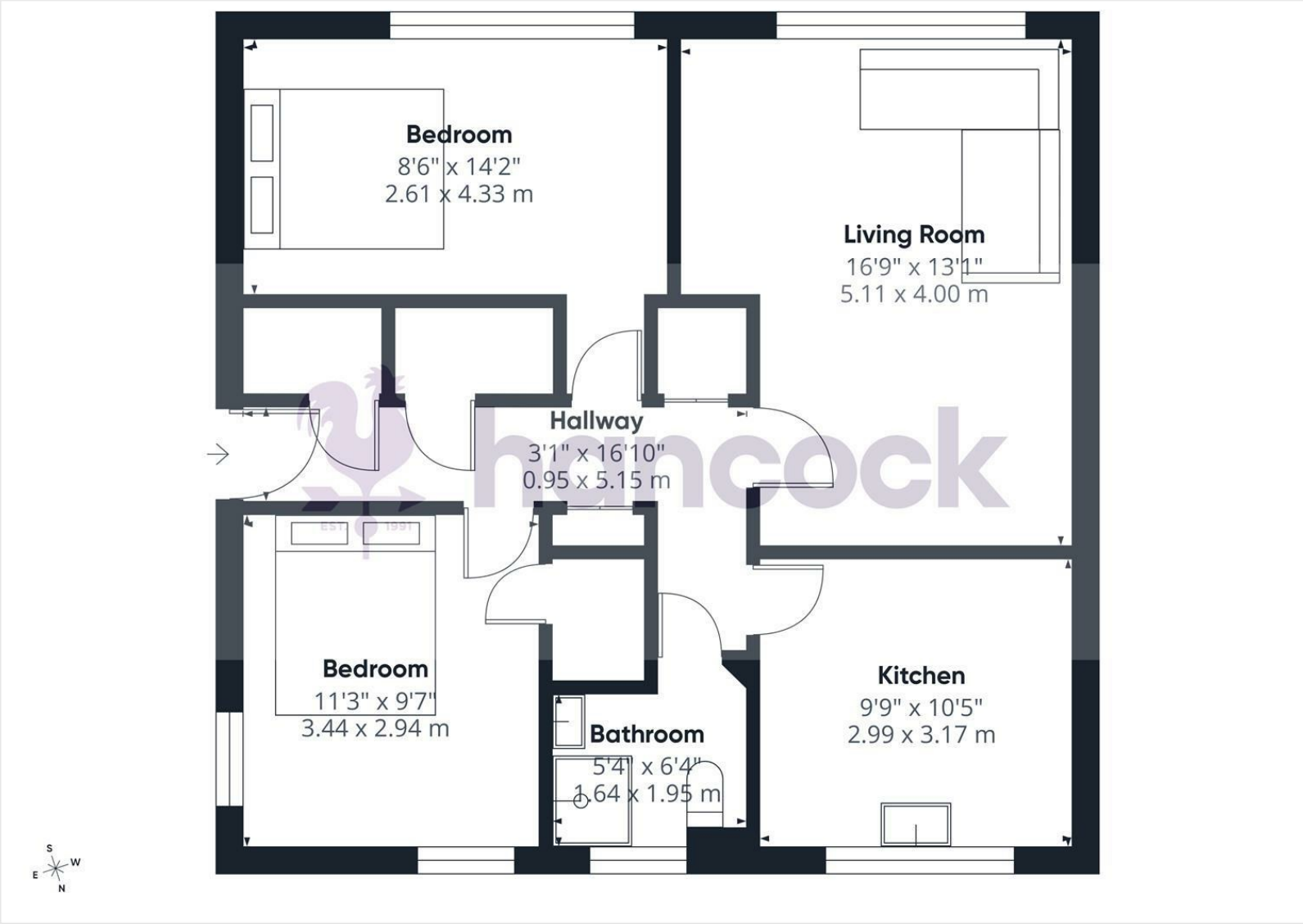
Service Charge : £2746.46per annum

Broadband : Up To 1800mbps

Mobile Coverage : Good - Three, O2, Vodafone, EE

Council Band : B

Agents Note: Upon acceptance of an offer, Hancock and Partners will complete an online identity check via Lifetimelegal. The cost of this check is £58 including VAT per purchase. This charge verifies your identity in accordance with HMRC requirements, and documentation confirming your identity and address will be required.



**Energy Efficiency Rating**

|                                                    | Current                 | Potential |
|----------------------------------------------------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         |           |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   | <b>74</b>               | <b>76</b> |
| (55-68) <b>D</b>                                   |                         |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           |



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