

£150,000

Flat 10 The Grange

39 New Brighton Road

Emsworth, PO10 7QP

PROPERTY SUMMARY

Located on New Brighton Road in the sought-after town of Emsworth, this well presented one-bedroom first-floor flat is offered with no forward chain. Tastefully decorated throughout, the accommodation comprises a generously sized living room, a modern fitted kitchen, a spacious double bedroom and fitted bathroom. Further benefits include gas central heating, double glazing and an allocated parking space. The property is ideally situated within easy reach of Emsworth town centre, offering a variety cafés, restaurants and its picturesque harbour. With convenient transport links to surrounding areas, this charming home would make an excellent purchase for first-time buyers, downsizers or İnvestors alike. Early viewing is highly recommended.

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HALLWAY

LIVING ROOM 16' 3" x 16' 3" (4.95m x 4.95m)

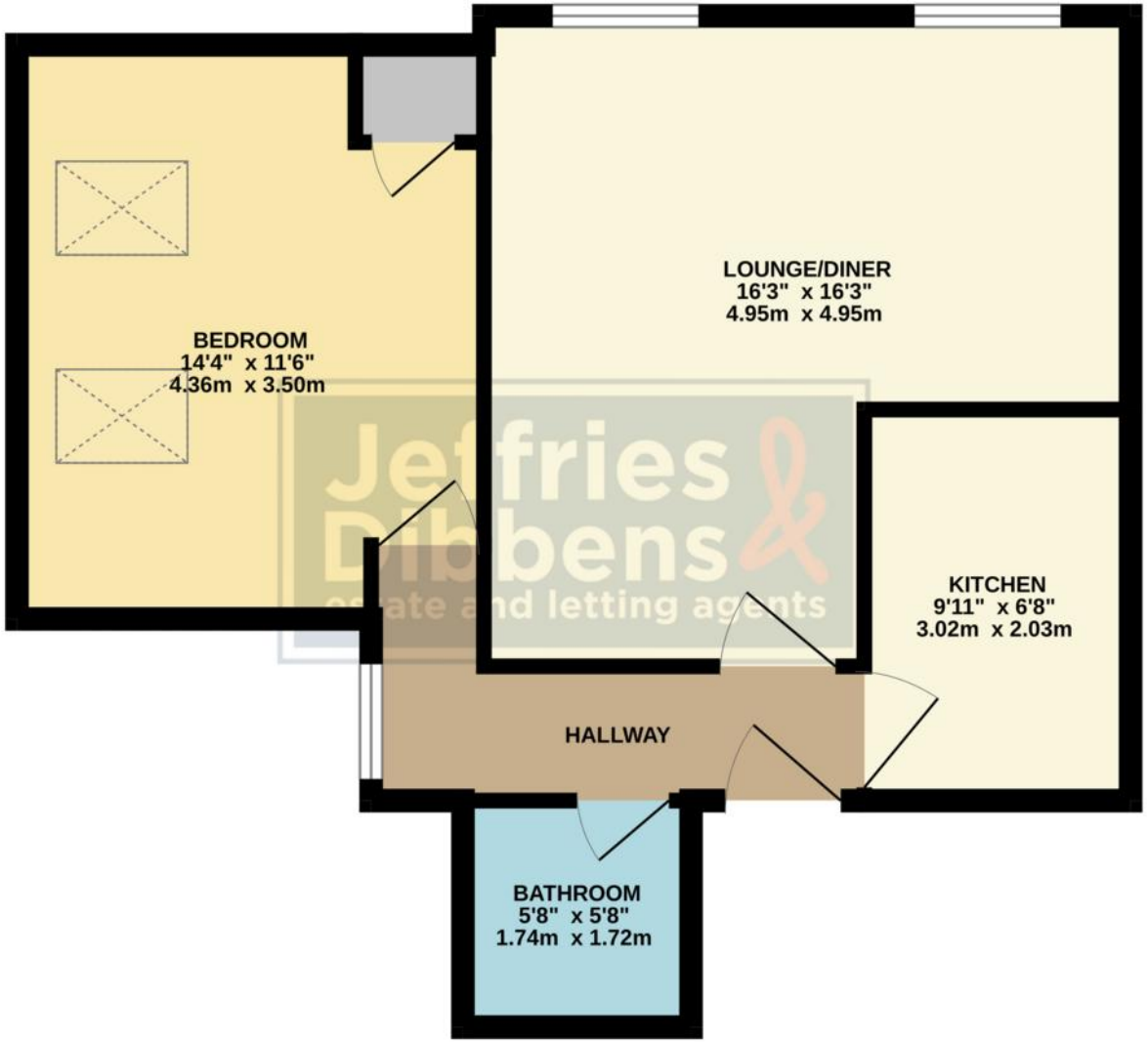
KITCHEN 9' 11" x 6' 8" (3.02m x 2.03m)

BEDROOM 14' 4" x 11' 6" (4.37m x 3.51m)

BATHROOM 5' 8" x 5' 8" (1.73m x 1.73m)

AGENTS NOTE – Our understanding is that there are 105 years remaining on the lease. The ground rent is £200 per annum. The service charge is £1,574.36 per annum.

FIRST FLOOR

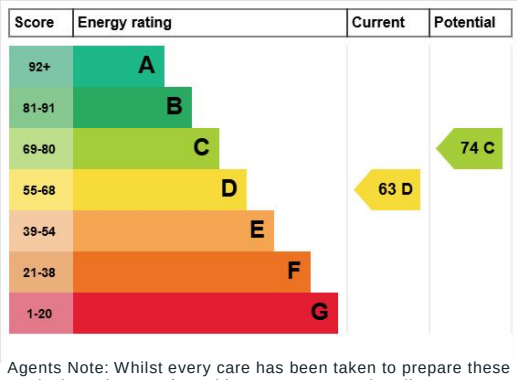


LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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