

Asking Price £155,000 | Leasehold

New Brighton Road, Emsworth, Hampshire, PO10 7QP

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Key Features & Description

- No Chain
- Spacious ground floor apartment
- Allocated parking space
- Strong commuter location
- Walking distance to Emsworth Train Station
- Ideal first time buy
- EPC Rating C | Council Tax Band B



A spacious and well-located ground floor apartment with allocated parking, offered for sale with no forward chain.
Situated within the popular The Grange development on New Brighton Road, this attractive ground floor apartment offers a convenient and appealing home in the highly regarded coastal town of Emsworth.
The property is ideally suited to a range of buyers, including first-time purchasers, downsizers, professionals and those looking for a well-connected home in a popular Hampshire location.
One of the property's key advantages is its excellent position for commuters. Emsworth railway station is within walking distance, providing convenient rail connections towards Portsmouth, Chichester and London, with journey times to London of just over an hour. The A27 is also easily accessible, providing excellent road links to the surrounding towns and cities.
The property also benefits from an allocated parking space, providing valuable off-road parking and adding to the overall practicality of the home.
Being situated on the ground floor, the apartment offers easy access and a convenient layout, while the development itself provides an established residential setting.

Lease Information
Lease remaining: 106 years
Service charge: £1,760 per annum (includes grounds maintenance and communal area cleaning)
Ground rent: £200 per annum
Managing agent: Oyster Estates
Location & Investment Appeal

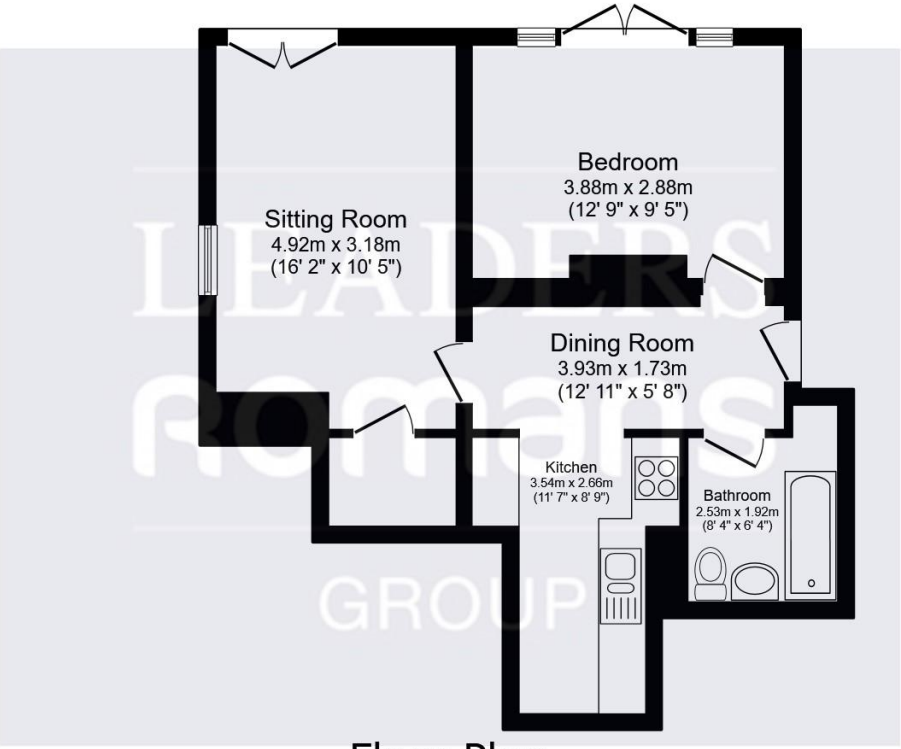
Agent Notes:
Successful purchasers will be required to complete online identity checks via Lifetime Legal. The cost is £96 inc. VAT per purchase, payable directly to Lifetime Legal. This includes identity verification in line with HMRC requirements and mover protection.











Floor Plan

Floor area 50.4 sq.m. (542 sq.ft.)

TOTAL: 50.4 sq.m. (542 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Important Notice

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Leaders.

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