

12 Osprey Quay, Emsworth, West Sussex PO10 8BZ

Offers Over: £380,000

Gascoigne-Pees











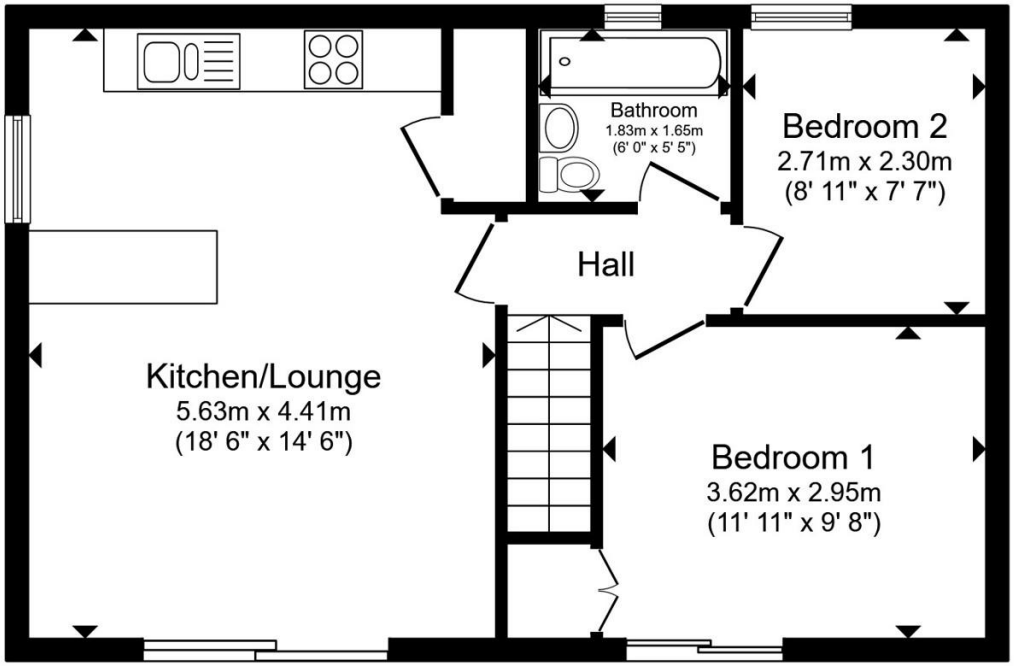


Escape to the tranquillity of coastal living with this delightful two-bedroom deckhouse, beautifully positioned in the Osprey Quay development in Emsworth. Offering stunning sea views and a wonderfully peaceful setting, this charming home is the perfect retreat for those seeking relaxation by the water. The well-presented accommodation comprises two bedrooms, a bathroom, and bright, open-plan living spaces designed to make the most of the surrounding views. Large windows fill the home with natural light, creating a calm and inviting atmosphere throughout. Outside, residents can enjoy beautifully maintained communal gardens, providing the perfect place to unwind and soak up the coastal surroundings. The property also benefits from parking, adding convenience to its idyllic location. Situated just moments from Emsworth's picturesque harbour, independent shops, cafés, restaurants, and scenic coastal walks, this unique home offers the perfect blend of peaceful waterside living and everyday convenience.

Auctioneer Comments: This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc. VAT towards the preparation cost of the pack. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.







First Floor

Total floor area 52.0 m² (560 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections. Powered by www.propertybox.io

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Council Tax Band: **C**

Tenure: **Leasehold**

Service Charge: **£560**

Years Left on Lease: **938**

Ground Rent: **£1**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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