

EPC: D

10 The Grange, 39 New Brighton Road, Emsworth, Hampshire PO10 7QP

Asking Price: £150,000

Gascoigne-Pees



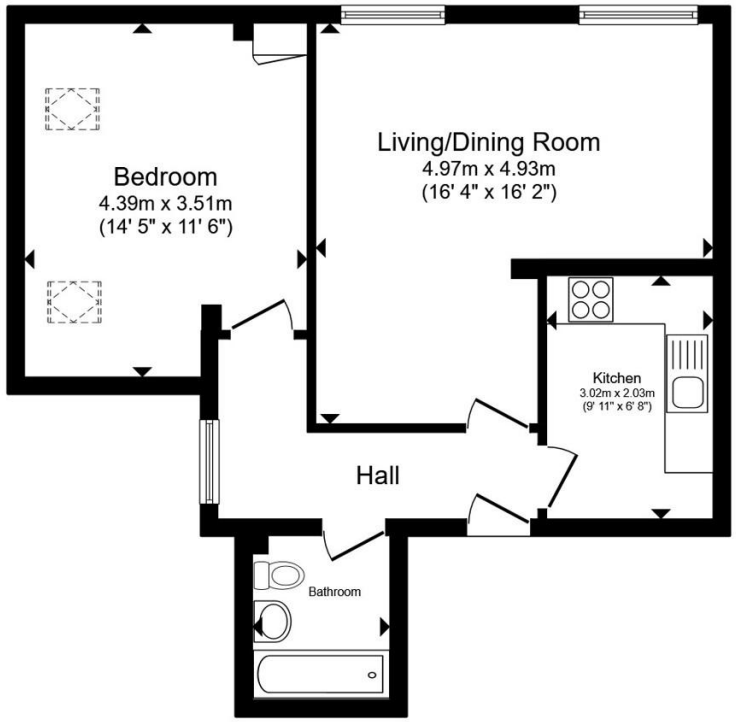




Ideally situated on New Brighton Road, just a short distance from Emsworth town centre, this one-bedroom upper-floor apartment offers well-proportioned accommodation in a convenient location. The property comprises a reception room, a fitted kitchen, a double bedroom and a bathroom. Further benefits include an allocated parking space.

Prime location close to Emsworth town centre, harbour foreshore and the train station providing commute via Havant to London Waterloo or via Chichester to London Victoria. The town offers lovely coastal walks and three mill ponds rich in wildlife. The town has a thriving community and many well-supported shops and is something of a 'foodie' haven with a wide array of pubs, cafés and restaurants. Convenient for access to Chichester with its renowned Festival Theatre, and to Portsmouth for the Historic Dockyard and cross channel ferries.

Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including VAT) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 52.1 m² (561 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: **B**

Tenure: **Leasehold**

Service Charge: **£1574 pa**

Years Left on Lease: **106**

Ground Rent: **£200 pa**

Viewing by appointment

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E: emsworth@gpees.co.uk
1 South Street, Emsworth, Hants, PO10 7EG

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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