



## 2 Bridge Road, Emsworth PO10 7DS



Rare opportunity to acquire this immaculate ground floor flat situated close to Emsworth Mill pond and within easy walking distance to Emsworth town square which has been renovated through out by the current owner.

The property offers well planned accommodation with Double Bedroom, Sitting Room open plan to modern fitted Kitchen and Bathroom in conjunction with double glazing and gas heating. It also enjoys off road parking and a pleasant low maintenance west facing rear garden.

The property is leasehold and also owns 50% share of the freehold. Lease details available upon request.

- GROUND FLOOR FLAT
- OPENPLAN LIVING
- MODERNISED THROUGHOUT
- OFF ROAD PARKING
- LOW MAINTENANCE REAR GARDEN
- SHARE OF FREEHOLD
- WITHIN EASY REACH OF EMSWORTH TOWN CENTRE & MILL POND
- NO FORWARD CHAIN



Asking Price  
£270,000  
Share of Freehold



## ACCOMMODATION

- Entrance Hall
- Open plan Kitchen/ Sitting/ Dining Room
- Master double bedroom
- Bathroom
- Private enclosed rear garden with rear access
- Off road parking space





## LOCATION

Emsworth is situated on the upper reaches of Chichester Harbour, an Area of Outstanding Natural Beauty, the bustling harbour side town of Emsworth offers a good range of local shops and amenities and its own railway station with good road links to Chichester, the M27 and the A3 to London. To the north are the South Downs with multiple shopping outlets at Chichester. Horse, motor racing and flying at nearby Goodwood. Viewing strongly recommended.



## LEASE DETAILS

We understand from the seller:

- Freehold split 60/40 with above flat
- Flat 2 is the 40% share
- No formal service charge
- Costs for maintenance split 60/40 as and when it is needed




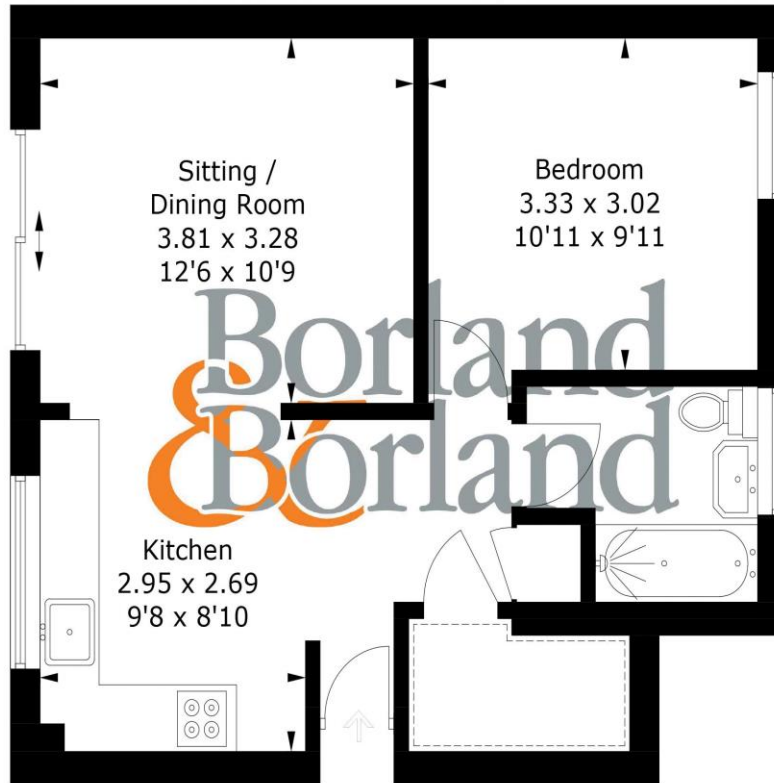


# Ground Floor Flat, 2 Bridge Road, PO10 7DS

Approximate Gross Internal Area = 45.3 sq m / 488 sq ft



 = Reduced headroom below 1.5m / 5'0



## Ground Floor

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Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID938732)

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### Directions

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