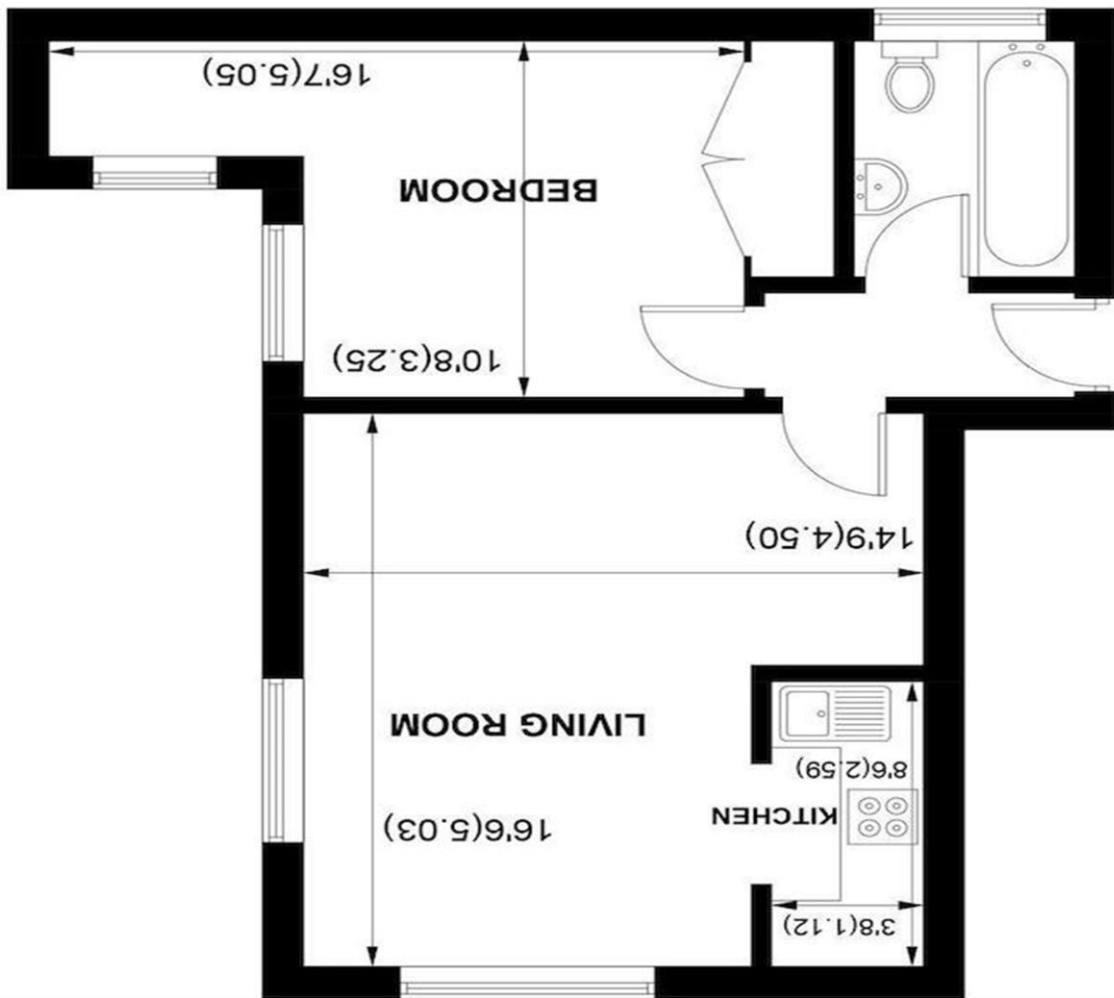


APPROXIMATE GROSS INTERNAL AREA = 470 SQ FT / 43.7 SQ M

SECOND FLOOR



Directions
 PO10 7BJ





NO FORWARD CHAIN for this second floor apartment which is situated in Dolphin House and one of the few apartments to have water views in the conservation area of the much requested harbourside town of Emsworth, suited to both first time and investment buyers. Located adjacent to Dolphin Quay within the charming harbour side village of Emsworth, the Town Square is a comfortable stroll as are the local pubs, restaurants and sailing clubs.

The accommodation comprises: Communal Entrance with security entry system. Entrance Hall, Lounge/Diner which has a double aspect with lovely views of the water, a Galley Kitchen, a Double Bedroom with built in storage. Bathroom. The property has electric heating. There is residents parking on a first come first served basis. There is a share of the freehold and Flat F owns 1/6th.

Emsworth is a bustling harbour side village with a variety of restaurants, public houses, local shops and two sailing clubs. Situated between the Cathedral Cities of Portsmouth and Chichester it is ideal for those who enjoy water sport facilities and with the South Downs to the north for those who partake in countryside pursuits.

EPC : E Lease: 125 years from 2017.



- APARTMENT WITH WATER VIEWS
- SITTING ROOM WITH WATER VIEWS
- ONE DOUBLE BEDROOM WATER VIEW
- CLOSE TO LOCAL SHOPS & PUBS

- CONSERVATION AREA
- SHARE OF FREEHOLD
- NO FORWARD CHAIN
- PRIVATE PARKING (FIRST COME FIRST SERVED)