



2 Pears Grove

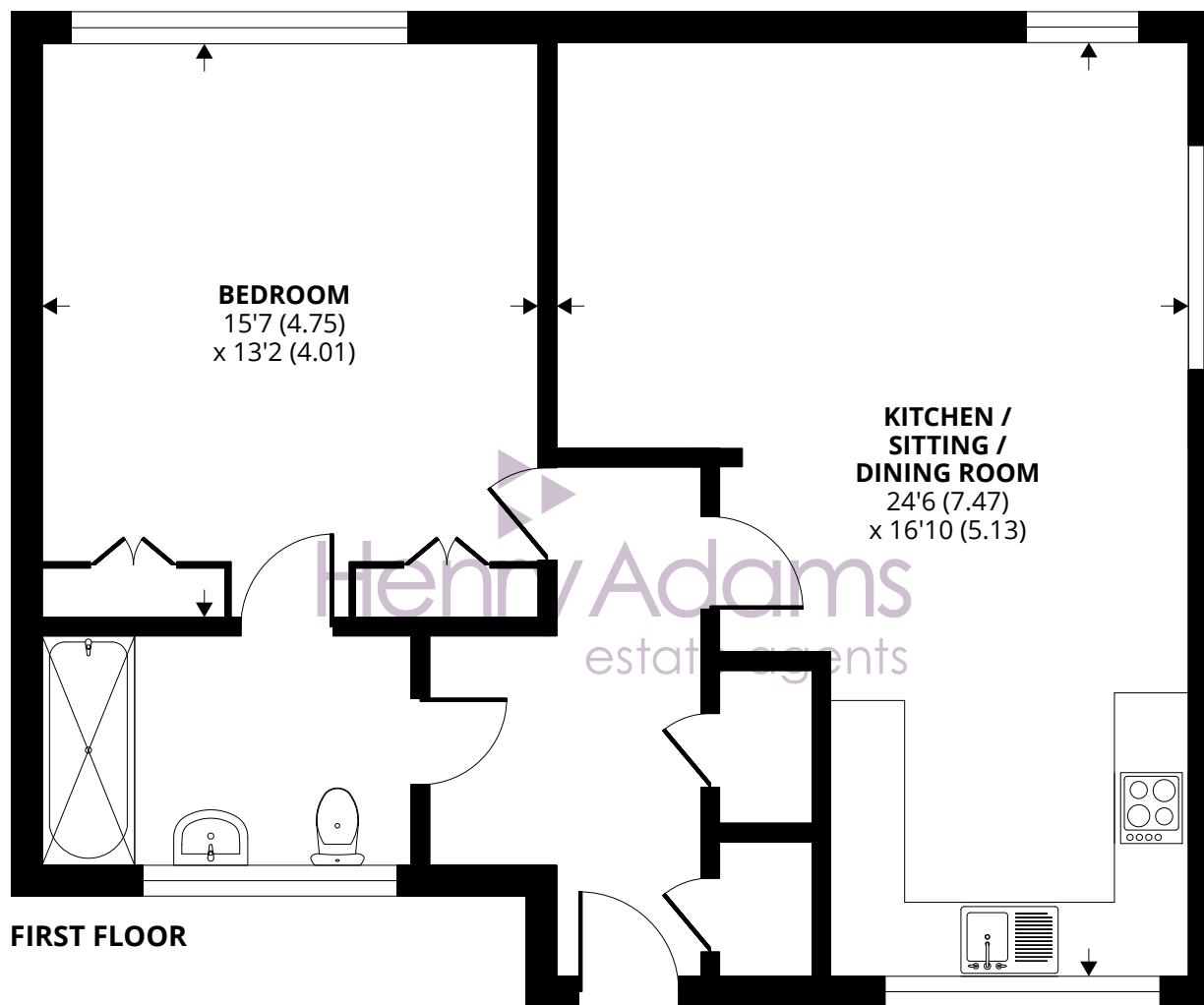


- ▶ Light & Spacious One Bedroom Apartment
- ▶ Modern Fitted Kitchen With Integrated Appliances
- ▶ Spacious Fully Tiled En-Suite
- ▶ Requested Location
- ▶ No Forward Chain Excellent Investment or First Time Buy
- ▶ Open Plan Kitchen / Living Area
- ▶ Ample Storage
- ▶ Fitted Wardrobes
- ▶ Allocated Parking

Nestled in a coveted location, this light and spacious one-bedroom apartment offers a contemporary urban lifestyle within easy reach of all amenities. You are greeted by a spacious entrance hall with two large storage cupboards. The property features an open plan kitchen/living area, providing a seamless flow for every-day living. The modern fitted Paula Rosa kitchen comes complete with integrated appliances, perfect for creating culinary delights. With ample storage throughout, keeping your space tidy and organised is effortless. The spacious fully tiled Jack & Jill bathroom adds a touch of luxury, while fitted wardrobes offer practical storage solutions.

This property is ideal for those seeking a convenient and stylish living space. Not to mention, the allocated parking ensures ease of access, making it a hassle-free option for commuters. Being offered with no forward chain, this apartment presents an excellent investment opportunity or a perfect choice for first-time buyers looking to step onto the property ladder.





FIRST FLOOR

Pears Grove, Emsworth, PO10

Approximate Area = 717 sq ft / 66.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2024. Produced for Henry Adams. REF: 1141951

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Situation

Prinsted is a desirable hamlet adjoining the popular West Sussex village of Southbourne. Enjoy walks, wildlife and water sports at Chichester Harbour, a designated Area of Outstanding Natural Beauty. Prinsted is less than one mile from the station, which connects the village with surrounding towns, including Gatwick, London Victoria and Southampton. There are also a farm shop, local Co-Op, pharmacy, church and public house. A doctors surgery, veterinary practice and children's nursery are within walking distance. Southbourne is also served by Bourne Community College and Southbourne Primary School. Further facilities can be found in Emsworth and Chichester which are linked by road and a regular bus service in both directions on the A259. Surrounding Prinsted is wonderful countryside and farmland.

Lease Details

Zephyr Property management

lease 125years as of 2005

Estate Charge is £476 per annum

