



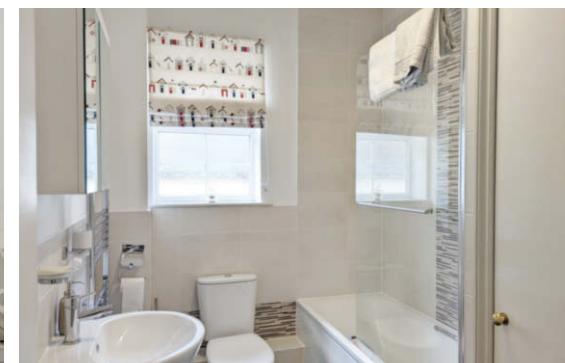
Flat 8 Emsdale House

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- ▶ Two Bedroom Apartment
- ▶ Viewing Highly Recommended
- ▶ Communal gardens
- ▶ Modern bathroom
- ▶ Spacious Sitting Room
- ▶ Located on the Second Floor
- ▶ Excellent Investment Opportunity
- ▶ Bedroom One with Fitted Storage
- ▶ Stylish Kitchen

This stylish two-bedroom apartment, located on the second floor, offers a fantastic living space for those seeking modern comfort and convenience. The property features a spacious sitting room, perfect for relaxing or entertaining guests, while the stylish kitchen provides the ideal setting for culinary delights. Bedroom one comes with fitted storage, ensuring ample space for clothes and belongings, while the modern bathroom offers a tranquil retreat after a long day.

Viewing is highly recommended for this property which presents an excellent investment opportunity, whether for first-time buyers, professionals, or investors looking for a rental property.





SECOND FLOOR

70 Havant Road, Emsworth

Approximate Area = 513 sq ft / 47.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © ricobcom 2023. Produced for Henry Adams REF: 342505

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

The property is in a very popular position within easy access to the village centre . There are also links via the Havant Road to the A27 linking Portsmouth and Chichester, as well as the A3(M) to Petersfield and London. In Emsworth itself there is a railway station with services via Havant to London Waterloo. Emsworth has a wonderful village centre with a variety of shops, Public Houses, restaurants, butchers and grocers, as well as the shoreline located at the top of Chichester Harbour. As one would expect from such a superb position, there are wonderful walks and points of natural interest around the coastline and countryside of this charming village.

25th July 2024

