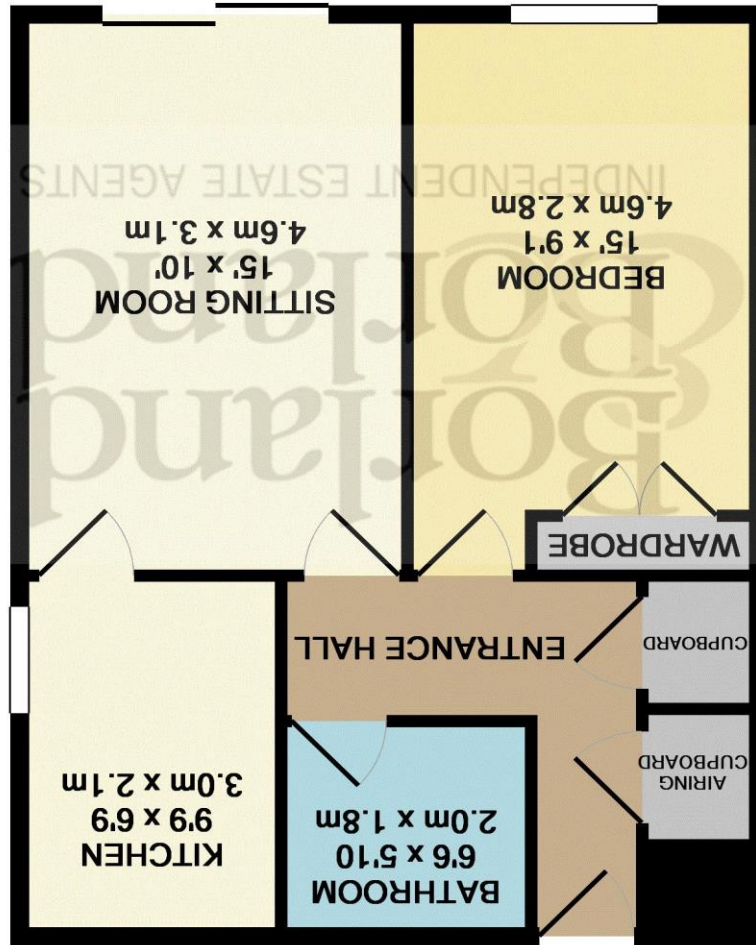




FLAT 4, AVALON COURT, EMSWORTH
 TOTAL APPROX. FLOOR AREA 467 SQ.FT. (43.4 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Flat 4, Avalon Court Horndean Road

Emsworth, Hampshire
PO10 7PB

- Ground floor retirement apartment
- Pleasant west facing aspect with views to Emsworth recreational ground
- Communal Gardens, Residential Lounge and Laundry
- Manager on site Monday - Friday 8.30am – 11.30am
 - No forward chain
 - EPC: C

Asking Price

£179,995

Leasehold

**Borland
& Borland**

9a High Street, Emsworth, Hampshire PO10 7AQ
01243 377655
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www.borlandandborland.co.uk



Borland and Borland are pleased to present for sale this delightful west facing ground floor apartment. Located in this sought after retirement development overlooking Emsworth recreation ground. The development benefits from its own Residents Lounge, Kitchen, Laundry, Gardens and Parking. There is also a manager on site Monday - Friday 8.30am – 11.30am. The apartment itself also benefits from an emergency pull cord system for those wishing to use. Accommodation comprises: Entrance Hall, Sitting Room, Kitchen and Bedroom. Emsworth is situated on the upper reaches of Chichester harbour, an Area of Outstanding Natural Beauty. Emsworth itself has an excellent range of shops and services including doctors surgery, chemist, dentist, post office, restaurants and other amenities, which is within an easy walking distance of the property. To the north lies the newly created South Downs National Park, to the east is the Cathedral city of Chichester. No forward chain.

Accommodation:

Entrance Hall:

Tunstall alarm system. Textured and coved ceiling. Dimplex heater. Two storage cupboards.

Sitting Room: 15' 1" x 10' 2" (4.6m x 3.1m)

Textured and coved ceiling. Dimplex heater. Double glazed patio door onto paved area.

Kitchen: 9' 10" x 6' 11" (3.0m x 2.1m)

Double glazed PVCU window. Wall and base units with work surfaces. Integral oven. Integral electric hob and extractor fan. One and a half bowl stainless steel sink drainer unit and mixer taps. Tiled splash backs. Skimmed and coved ceiling.

Bathroom: 6' 7" x 5' 11" (2.0m x 1.8m)

Textured and coved ceiling. Double shower cubicle with Gainsborough electric shower. Low level w.c. Pedestal wash hand basin with mixer taps. Fully tiled walls. Heated towel rail. Light shaver point. Dimplex heater.

Bedroom: 15' 1" x 9' 2" (4.6m x 2.8m)

Double glazed window. Textured and coved ceiling. Wardrobe. Dimplex heater.

Exterior:

The property benefits from well tended communal garden areas with a direct patio area opening out from the sitting room. Parking on a first come first served basis.

Note:

All rooms have emergency pull cords for those wishing to use. Lease details available upon request.



N.B. None of the services or appliances have been tested. These property particulars are believed to be materially correct, though their accuracy is not guaranteed and they do not constitute an offer or any part of any contract.