



## 31 Homefield Road

, Emsworth, PO10 8TN

**Offers in excess of £200,000**

Nestled on Homefield Road in the charming town of Westbourne, this delightful purpose-built flat offers a perfect blend of comfort and convenience. Spanning an impressive 646 square feet, the property features a well-designed layout that includes a spacious reception room, two well-proportioned bedrooms, and a modern bathroom.

Recently updated, the flat boasts a brand-new kitchen and stylish flooring, ensuring a fresh and contemporary feel throughout. The abundance of natural light enhances the inviting atmosphere, making it a warm and welcoming space to call home.

One of the standout features of this property is its own private garden, providing a serene outdoor retreat for relaxation or entertaining. Additionally, the flat is conveniently located close to Westbourne village, where you can enjoy a variety of local shops, cafes, and amenities.

This flat is an ideal choice for first-time buyers, downsizers, or anyone seeking a peaceful yet accessible living environment. With its blend of modern updates and charming character, this property is sure to impress. Don't miss the opportunity to make this lovely flat your new home.

- Ground Floor Flat
- Private Rear Garden
- Ample Street Parking
- New/ Modern Kitchen
- Well Proportioned Bedrooms
- Newly Laid Flooring
- Close to Local Amenities
- Immaculately Presented

### Viewing

Please contact our ROK Marsh Office on 02393233267 if you wish to arrange a viewing appointment for this property or require further information.



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## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(68-80)	C		
(55-68)	D	69	
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/81/EC	



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