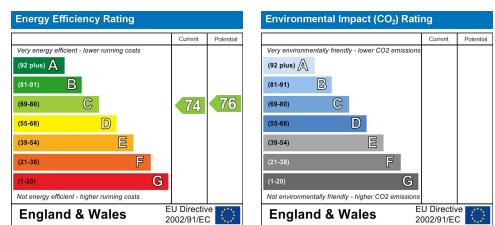


**Floor Plan**


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.


**DIRECTORS**

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**278 Main Road**
**Emsworth, PO10 8JL**

We are pleased to welcome to the market this two bedroom first floor apartment with allocated parking and share of freehold located in Southbourne.

The property is well presented throughout and consists of an open plan living space with modern fitted kitchen. Two large windows flood the space with natural light. There is a modern fitted bathroom and two generous size bedrooms. To the front of the property is allocated parking and via the driveway to the side is visitors parking to the rear.

The historic town of Emsworth is a stones throw away.

The property benefits from a share of freehold.

For more information or to arrange a viewing please call Castles today.

**Offers over £175,000**

# 278 Main Road Emsworth, PO10 8JL



- 1ST FLOOR APARTMENT
- SOUTHBORNE LOCATION
- PERFECT FIRST TIME BUY
- TWO BEDROOMS

## RECEPTION ROOM

13'5" x 9'2" x 9'10" x 16'4" (4.1 x 2.8 x 3.0 x 5.0)

## BEDROOM 1

8'10" x 13'5" (2.7 x 4.1)

## BEDROOM 2

6'6" x 9'2" (2.0 x 2.8)

## BATHROOM

5'2" x 5'6" (1.6 x 1.7)

## Financial Services

If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth a last minute comparison before you purchase a property as the current deals can change weekly.

## Solicitors

If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

## Anti Money Laundering

Castles Estate Agents have a legal obligation to complete anti-money laundering checks at our cost via a portal called Credas. Please note the Credas AML check includes taking a copy of identification for each purchaser, a proof of address and proof of name document is required. Please note we cannot agree a transaction without the Credas AML

check being completed and there will be a small admin fee of £25+VAT charged to the successful purchasers to complete these legally required checks.

## Lease Information

Lease Length: SHARE OF FREEHOLD (989 YEARS)

Service Charge: £0

Ground Rent: N/A

\* Please be aware this information has been provided to us by the sellers to the best of their knowledge and will be clarified specifically by the solicitors during the conveyancing process \*

