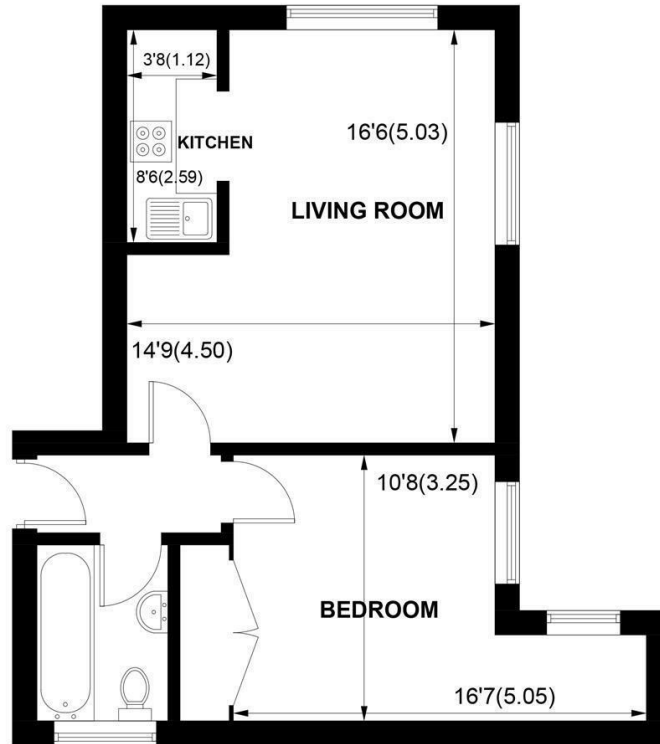


SW

Sims Williams



FLAT F DOLPHIN HOUSE, QUEEN STREET, EMSWORTH, HAMPSHIRE, PO10 7BJ



SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 470 SQ FT / 43.7 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2020 ©
Produced for Sims Williams

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£200,000 Leasehold

FLAT F, DOLPHIN HOUSE,
QUEEN STREET EMSWORTH,
HAMPSHIRE, PO10 7BJ

- Fabulous Location
- Near The Water
- One Bedroom Apartment
- Period Building
- Second Floor
- Long Lease
- Informal Parking
- Open Plan Living Space
- Double Bedroom

EPC RATING

Current = E

Potential = B

COUNCIL TAX BAND

Band = B

The apartment forms part of a beautiful period building and it is situated close to the harbour and shops that the town has to offer.

Enter the property through the communal hallway and take the stairs to the second floor. The dual aspect living/dining area enjoy views of the waterfront and has an adjoining fitted kitchen with under counter fridge freezer, electric hob and oven.

The double bedroom is a good size with fitted with two cupboards one of them housing the water tank .The bathroom consists of a white suite with WC, basin and shower over bath.

The property is neutrally decorated throughout with electric heating. There is informal parking next to the building which operates on a first come first serve basis. There is also permit parking on Queen Street.

Queen Street is just inside the centre of town in a quiet position to the south of the A259 in the picturesque village of Emsworth, set on the upper reaches of Chichester Harbour, with two sailing

clubs, an attractive foreshore and good local shopping, pubs and restaurants. There are excellent bus, road and rail links to Brighton, Portsmouth and beyond, and to London via Havant.

Lease Information

We believe the lease to be 125 years from 2017. £60 pcm service charge.

Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

Directions

From Chichester head west along the A259 towards Emsworth. Turn left onto Queen Street and the property is about half way up on the left.

