



CHICHESTER · WEST SUSSEX

FOR SALE · SHARE OF FREEHOLD

# Crockford Court

Westbourne, Emsworth, PO10 8TZ

OFFERS IN EXCESS OF

**£160,000**

THE PROPERTY

# A bright first floor flat on the edge of Westbourne village, offered with a *share of the freehold*.

This is a one bedroom flat that suits a first time buyer, someone buying on their own, or an investor after a low maintenance let. It sits on the first floor of a small modern block, and the rooms are light and well presented, which you do not always find in a flat of this size.

The flat has its own private entrance, with stairs up to the first floor. The living/dining room is the standout space, bright from two windows, with room to both sit and eat. The kitchen runs off it and has modern white units, an integrated oven and hob and space for the usual appliances.

The bedroom is a genuine double with two windows overlooking the rear, and the bathroom is finished with a clean white suite and a shower over the bath.

The flat has gas underfloor heating throughout and an EPC rating of B, so it is cheaper to run than most flats of its age. There is an allocated parking space directly in front of the front door, and the seller has already found their next home, so the onward move is in hand.

**1**

BEDROOM

**1**

BATHROOM

**1**

RECEPTION

**B**

EPC RATING

**Share of  
Freehold**

TENURE

**1**

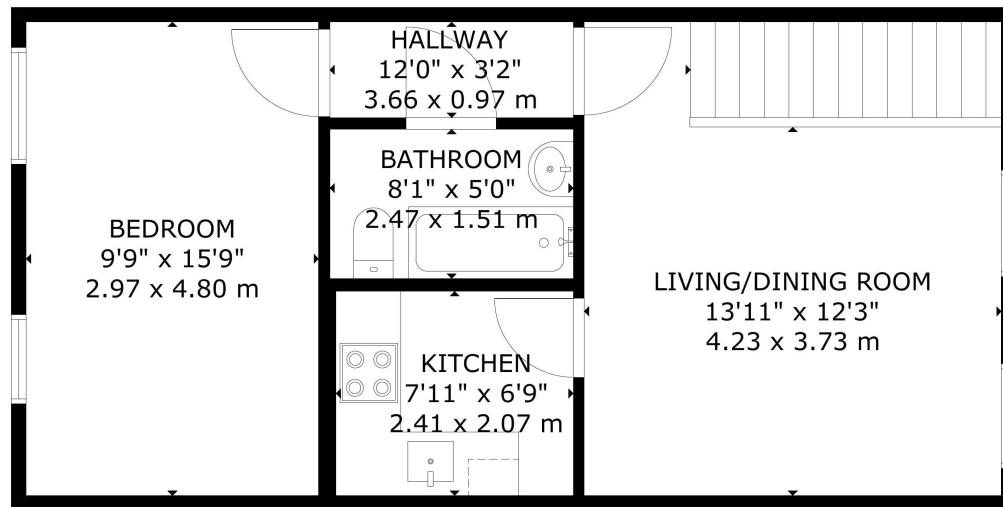
PARKING SPACE

THE ROOMS Light, easy spaces



LIVING/DINING ROOM · KITCHEN · BEDROOM · BATHROOM

## FLOOR PLAN



GROUND FLOOR

GROSS INTERNAL AREA  
TOTAL: 511 sq.ft  
GROUND FLOOR: 511 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

GROSS INTERNAL AREA · APPROXIMATELY 47 SQ M / 511 SQ FT

## THE SETTING

### Westbourne, on the Hampshire border

Westbourne sits on the edge of West Sussex where it meets Hampshire, a proper village with a centre you can walk to. There are shops, pubs, a doctors surgery and a primary school within a short stroll, and Emsworth with its quay and independent shops is just down the road.

For getting about, the A27 is close for Chichester one way and Portsmouth the other, and Emsworth station runs to Havant, Chichester and along the coast. Both cities are within easy reach for work and shopping.





VIEWINGS STRICTLY BY APPOINTMENT

## Arrange a viewing



PMS Lettings & Sales

50 West Street, Chichester, West Sussex, PO19 1RP

01243 788257 · james@pmsea.co.uk

Agents note. These 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.