





This charming ground-floor garden flat is ideally located in the heart of Emsworth, a historic market town on the sunny south coast. Just a short walk from the train station with direct links to London Victoria, this property offers easy access to the local shops, restaurants, and amenities, making it a perfect home for those seeking convenience and a relaxed lifestyle. The flat is being sold with no onward chain, offering a seamless transition for the next lucky owner.

- GROUND-FLOOR  
GARDEN FLAT
- IDEAL LOCATION IN  
EMSWORTH
- DIRECT TRAIN LINKS TO  
LONDON
- NO ONWARD CHAIN
- WEST-FACING REAR  
GARDEN
- EPC RATING: C (71)



# North Street, Emsworth

Approximate Gross Internal Area = 51.6 sq m / 555 sq ft  
(Excluding Reduced Headroom / Eaves)  
Reduced Headroom = 0.9 sq m / 10 sq ft  
Total = 52.5 sq m / 565 sq ft



Ground Floor

 = Reduced headroom below 1.5m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.