





## Spacious Two-Bedroom Top Floor Apartment in the Heart of Emsworth

Offered to the market unfurnished, this well-presented two-bedroom top floor apartment enjoys a highly desirable central Emsworth location, just a short stroll from the town's vibrant shops, cafés, restaurants, harbour, and transport links.

The accommodation comprises a bright and spacious living area, a well-appointed kitchen, two generously sized bedrooms, and a modern bathroom, creating an ideal home for a couple or two professional sharers.

A particular benefit of this apartment is the inclusion of two allocated parking spaces, a rare and valuable feature in such a central location.

Combining comfortable living with exceptional convenience, this attractive apartment presents an excellent opportunity to secure a home in one of the South Coast's most sought-after harbour towns.

Agents Note: Virtual dressing maybe used with photos on this listing.

- TWO BEDROOM APARTMENT
- TWO ALLOCATED PARKING SPACES
- CENTRAL EMSWORTH
- OFFERED UNFURNISHED
- BRIGHT AND SPACIOUS APARTMENT
- SEPARATE KITCHEN/DINER & LOUNGE
- WALKING DISTANCE TO SHOPS, RESTAURANTS AND HARBOUR
- EXCELLENT TRANSPORT LINKS
- AVAILABLE MID AUGUST



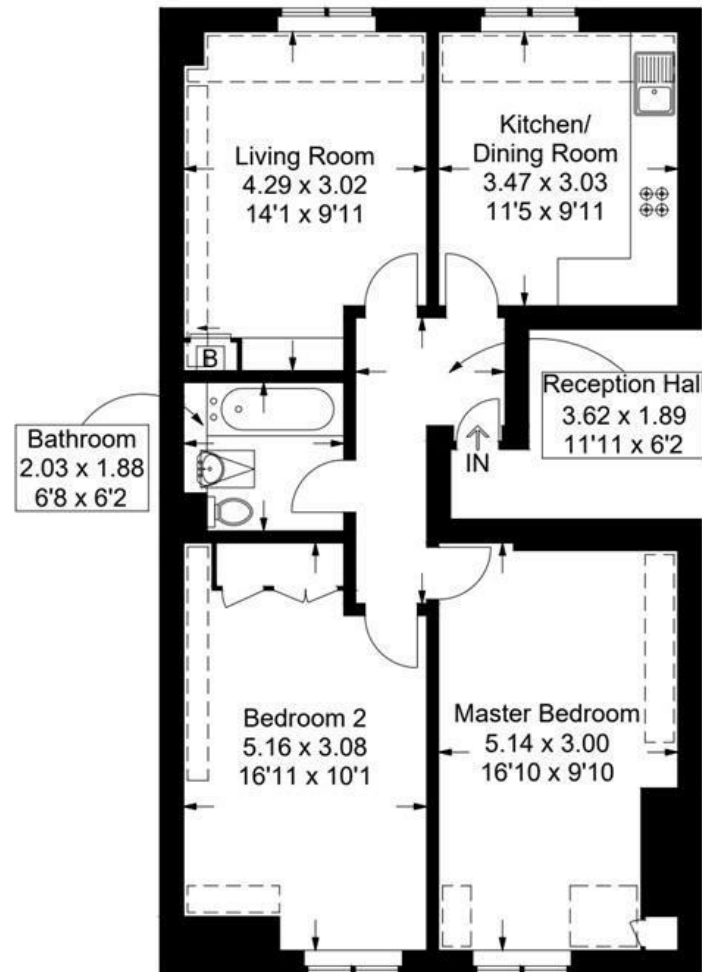
# West Street, Emsworth

Approximate Gross Internal Area = 57.6 sq m / 620 sq ft

(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 7.3 sq m / 78 sq ft

Total = 64.9 sq m / 698 sq ft



Second Floor

[Dashed Line] = 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.