



Merrivale Court – Stein Road – Emsworth - Southbourne – Hampshire – PO10 8LL

A two-bedroom first floor apartment in a popular retirement development close to shops



33 Merrivale Court

Entrance hall • Sitting room • 2 Bedrooms •
Kitchen • Bathroom

£169,500 leasehold

Merrivale Court is situated off Stein Road to the north of Southbourne Station and is within walking distance of local shops. The properties are arranged over two floors with gardens to the rear.

An attractive two-bedroom first floor apartment in a corner position.

Facilities include a resident scheme manager, residents' lounge which leads into a conservatory overlooking the gardens, laundry, door entry system and an alarm and intercom system in each property.

Parking is in the central courtyard and several of the apartments face onto landscaped gardens.

Communications are excellent - the A3(M) north at junction 5 is about eleven miles with the A27 connecting with the M27 at Cosham about eight miles to the west.

99 year lease from 1987 (67 years remaining), no ground rent and pensionable age covenant.

**For viewings please contact the
Scheme Manager on 01243 372925 or
Fifty5plus on 01488 668655**



Sitting room



Bedroom



Kitchen

The Property

Two bedroom first floor apartment with approximate room dimensions as follows: Entrance Hall with stairlift to first floor with large landing (9'7" max x 6'7" max) Airing cupboard and loft access. Sitting Room (15'2" x 11'6") Kitchen (9'6" x 8'6") Bedroom 1 (10'5" x 11'9" including double wardrobe) Bedroom 2 (12'6" x 7'5" including wardrobe) Bathroom with walk-in shower (6'6" max x 7'5" max) Double glazing and electric storage heating.

Merrivale Court is situated in the heart of the village off Stein Road just a short distance from the A27 Chichester Road where the village Post Office and a variety of shops can be found. Two doctor's surgeries are close by and the station is within walking distance.

Directions to Merrivale Court

From the A27 south-west of Havant take the A259 to Emsworth and Southbourne. Continue over Hermitage Bridge and into Main Road. As you approach Southbourne you will pass Garsons Road on your left followed by The Drive and after passing the Post Office and at the mini roundabout turn left into Stein Road.

Pass over the railway line and then Cooks lane on your right and Manor Road on your left. In about 150 yards the entrance to Merrivale Court will be found on the left.



Bedroom



Bathroom

Approximate gross internals:

Total: 61 sq ft / 557 sq ft

Energy performance rating: 77

Service charge: £1,846.78 p.a.

Council tax banding: B

Condition Code: B

Merrivale Court

Merrivale Court consists of 37 apartments designed and built in 1987 in traditional construction with a variety of brick and rendered elevations. The apartments are arranged around a landscaped courtyard with visitors parking.

Location

Southbourne is an attractive village just north of Prinsted at the head of the Thorney Channel. The larger centre of Emsworth is about three miles away and Chichester is about ten minutes by car.

St John's Anglican Church and Southbourne Free Church are both just a short walk away. The Southbourne bowling green is located in New Road, just off Stein Road and nearby within walking distance is a supermarket.

Further afield

The surrounding area is very attractive with many places of interest to see including the magnificent Fishbourne Palace which may have been abandoned in the fourth century. Earnley Butterflies and Gardens, Sussex Falconry Centre and Goodwood House are all nearby.

Communications are excellent - the A3(M) north at junction 5 is about eleven miles with the A27 connecting with the M27 at Cosham about eight miles to the west.

A bus service runs regularly from the Chichester Road to Chichester city centre and trains to London (Victoria) take just under two hours.



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