



**Price**

**£165,000**

**Leasehold**

2x  1x  1x 

**Merrivale Court, Stein  
Road, Southbourne,  
Emsworth, Hampshire,  
PO10**



**Video Tour available**

**cubitt&west**  
Helping you move forwards



## Main features

- First floor retirement flat in popular retirement community
- Modern fitted kitchen with room for small table
- Access to residents lounge and laundry room
- Beautifully kept communal gardens
- No forward chain

## Accommodation

### FIRST FLOOR

Entrance hall

Lounge : 15'5 x 11'8 (4.70m x 3.56m)

Kitchen : 9'5 x 8'6 (2.87m x 2.59m)

Bedroom 1: 10'10 x 9'10 (3.30m x 3.00m)

Bedroom 2: 10'6 x 7'6 (3.20m x 2.29m)

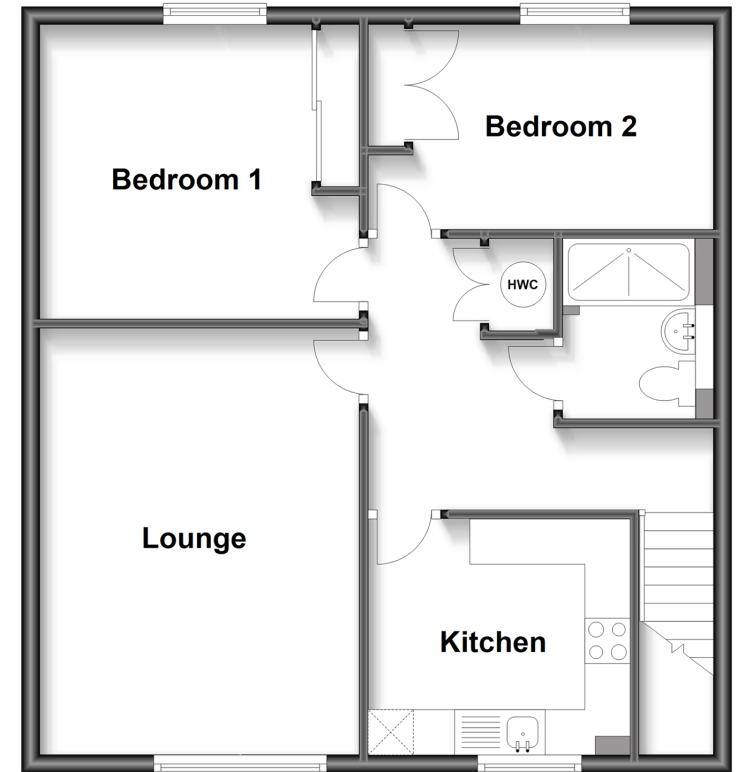
Shower Room

### OUTSIDE

Communal Gardens

## First Floor

Approx. 60.0 sq. metres (645.6 sq. feet)



**Call Emsworth - 01243 377888 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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