

**OVER 60?**

Secure this property  
for up to **59% less!**



**Price**  
**£150,000**  
**Leasehold**

1x  1x  1x 

Avalon Court, Horndean Road, Emsworth,  
Hampshire, PO10

**cubitt&west**  
Helping you move forwards





## Main features

- Views over Emsworth Park
- Offered 'for sale' with no chain
- Over 60's development- dependent living
- Close proximity to the local amenities and transport links
- Secure entry system and lift

## Accommodation

### FIRST FLOOR

Entrance Hall

Lounge: 17'7 x 10'0 (5.36m x 3.05m)

Kitchen : 9'8 x 6'9 (2.95m x 2.06m)

Bedroom : 15'0 x 9'1 (4.58m x 2.77m)

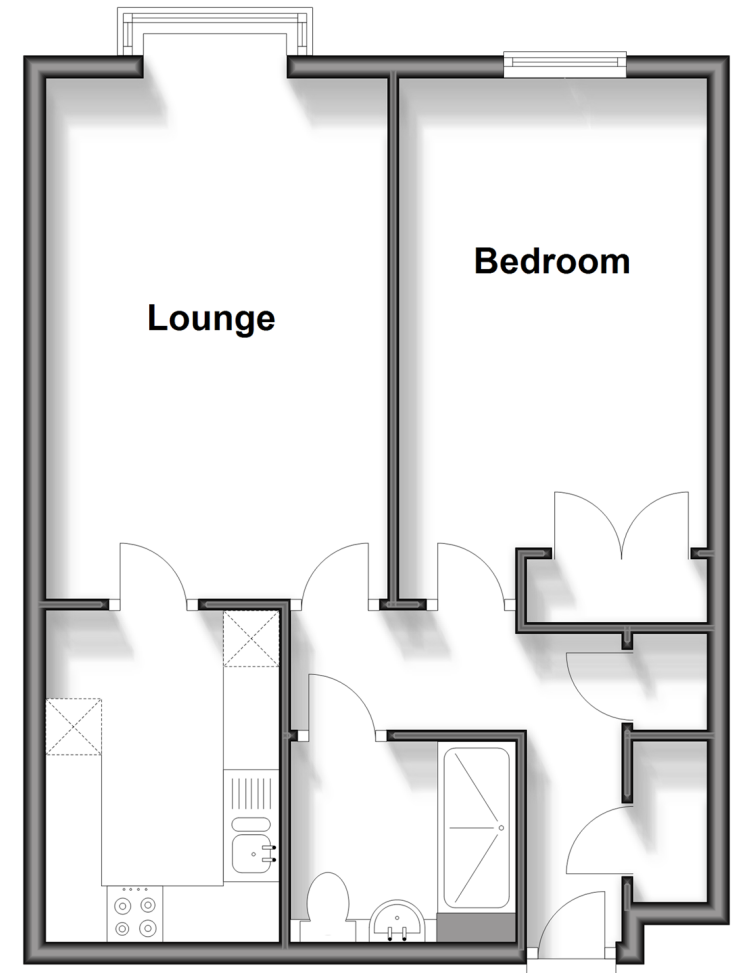
Shower Room

### OUTSIDE

Communal Gardens

## First Floor

Approx. 45.7 sq. metres (492.3 sq. feet)



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

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- 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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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