



**Price**

**£180,000**

**Leasehold**

2x  1x  1x 

**The Grange, New  
Brighton Road,  
Emsworth, Hampshire,  
PO10**

**cubitt&west**  
Helping you move forwards





## Main features

- Offered 'For Sale' with no chain
- Spacious first floor flat
- Allocated parking and secure entry system
- Close proximity to Emsworth town centre and local amenities
- Requested location and a short stroll from the train station.



### Nearest Schools

Primary Schools: St James C of E Controlled Primary 0.3 miles, Emsworth Primary 0.7 miles, Westbourne Primary 1.3 miles

Secondary Schools: Glenwood School 0.4 miles, Warblington School 2.1 miles, Bourne Community College 2.4 miles



### Transport Information

Train Stations: Emsworth 0.2 miles, Southbourne 2.0 miles, Bedhampton 2.5 miles

## Accommodation

### FIRST FLOOR

#### Hallway

Lounge: 12'10 x 12'2 (3.91m x 3.71m)

Kitchen: 11'1 x 10'9 (3.38m x 3.28m)

Bedroom 1: 12'1 x 11'4 (3.69m x 3.46m)

Bedroom 2: 11'4 x 9'3 (3.46m x 2.82m)

Bathroom : 7'1 x 5'8 (2.16m x 1.73m)

### OUTSIDE

Allocated Parking

**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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