





**\*GUIDE PRICE £250,000 - £260,000\*** Perfectly suited to first-time buyers, downsizers or those looking for a low-maintenance home, this beautifully presented two-bedroom apartment enjoys a superb central Emsworth location within easy reach of local amenities, transport links and the picturesque harbour. Offering spacious and well-planned accommodation throughout, this property combines modern living with everyday practicality.

Accessed via its own private entrance, the welcoming hallway leads to a bright and spacious open-plan kitchen, dining and living area, creating the perfect space for entertaining guests or simply relaxing at home. The contemporary kitchen is well-equipped with ample storage and worktop space, while the generous living area enjoys plenty of natural light.

The principal bedroom is an excellent size and benefits from built-in wardrobes together with a stylish en-suite shower room. A second well-proportioned double bedroom is served by a modern family bathroom, making the layout ideal for guests, family members or those working from home.

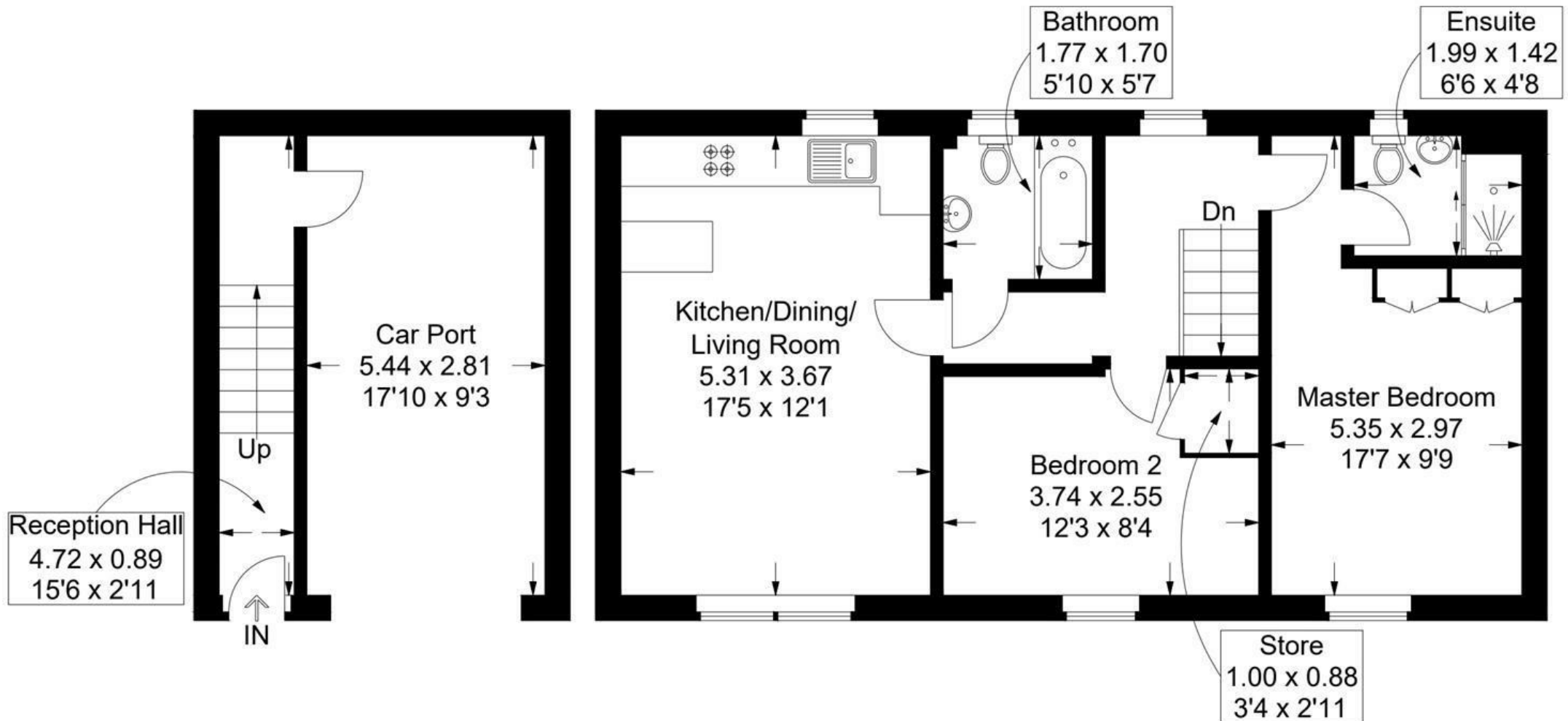
Externally, the property benefits from a covered car port, an additional allocated parking space and well-maintained communal grounds. Combining a fantastic location with spacious accommodation and modern finishes throughout, this is a home that must be viewed to be fully appreciated.

- PRIVATE ENTRANCE
- MODERN FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- BUILT-IN WARDROBES
- CAR PORT
- EMSWORTH LOCATION
- IDEAL FIRST PURCHASE
- FAMILY BATHROOM & EN-SUITE TO PRINCIPAL
- OPEN PLAN LIVING
- THIS PROPERTY IS LEASEHOLD - PLEASE ENQUIRE FOR LEASHOLD INFORMATION



# Dulwich Court, Blandings Way, Emsworth

Approximate Gross Internal Area = 79.3 sq m / 854 sq ft



Ground Floor

First Floor

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.