



2 bed flat to buy in PO10

Woodfield Park Road, Emsworth, West
Sussex, PO10 8BE

£170,000 Starting Bid

 x 2  x 1  x 1

Tenure

Leasehold

Driveway parking

Property features

- ✓ Being Sold via Secure Sale
- ✓ Two Bedroom Maisonette
- ✓ West Facing Garden
- ✓ Immediate Exchange of Contracts' Available
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Arrange a viewing

Felix Keene
Branch Manager
South West Auction

023 8251 4032
southwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Situated within easy walking distance of Emsworth town centre and the harbour foreshore, this well-presented two-bedroom first-floor maisonette offers bright and well-proportioned accommodation, together with the rare benefit of a generous west-facing private garden.

The property comprises a sitting/dining room, fitted kitchen with generous preparation space, two bedrooms and a family bathroom. Further benefits include loft storage and a private garden, mainly laid to lawn with a patio, mature borders and a garden shed. Completing the convenience of this home is a driveway space for one vehicle.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 87

Annual Ground Rent Amount: £10.00

Price: Starting Bid £170,000

Property Type: Flat

Parking: Driveway

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

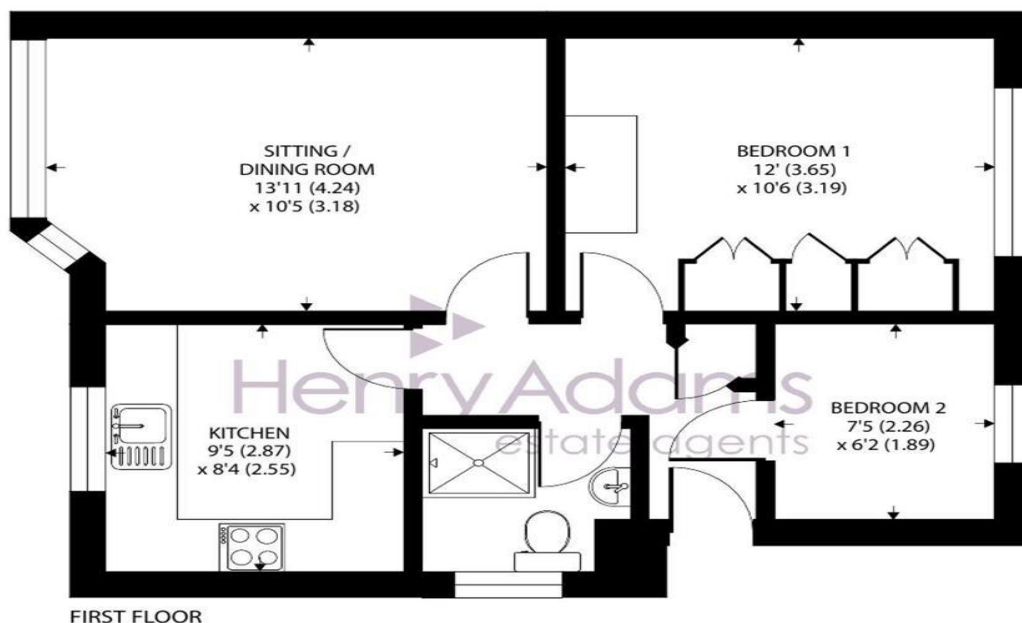
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



9 Woodfield Park Road, Emsworth

Approximate Area = 502 sq ft / 46.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Henry Adams. REF: 1499205

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	69	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Woodfield Park Road, Emsworth, West Sussex, PO10 8BE

Contact your local branch today for more information on this property:

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