



Flat 1 Sandhurst Court

1 Victoria Grove, Southsea, PO5 1NE

Offers In The Region Of £175,000



****TWO BEDROOM GROUND FLOOR APARTMENT** ***NO CHAIN****

GD3 Property welcomes this ground-floor apartment in the heart of Southsea. This property comprises an Entrance hall, two double bedrooms, a three-piece white bathroom, a medium-sized kitchen with white goods included, and a large lounge. This apartment would be perfect for first time buyer and investment purchaser.

The property benefits from Gas central heating, double glazing, communal gardens and allocated parking for one car.

Our lettings team have indicated a rental value of £1,100 per month once the property has gone through light refurbishments

Tenure – Share of freehold



COMMUNAL ENTRANCE HALL

security entrance phone, stairs to all floors, access to communal garden, ground floor storage cupboard which is allocated to the apartment.

OWNERS ENTRANCE

BEDROOM 1

double glazed window overlooking the communal garden area, single panelled radiator, two double built-in wardrobes, coved and plastered ceiling.

BEDROOM 2

double glazed window, single paneled radiator. coved and plastered ceiling.

BATHROOM

KITCHEN

LIVING ROOM

southerly front aspect room vwith a large double glazed window, two single panelled radiators, television point, frosted borrowed light window to kitchen, coved and plastered.

OUTSIDE

to the rear of the property there is an allocated car parking space and access to lawned communal gardens

AML

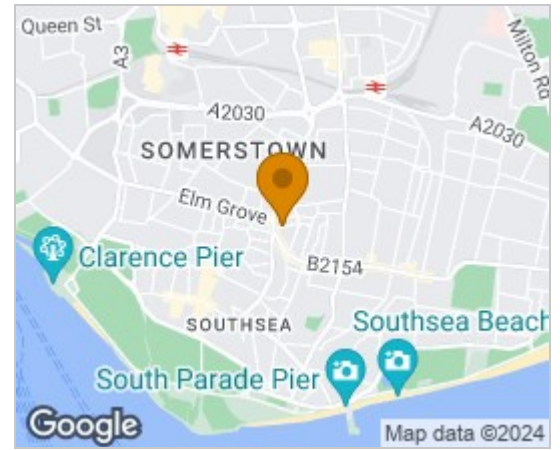
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DISCLAIMER

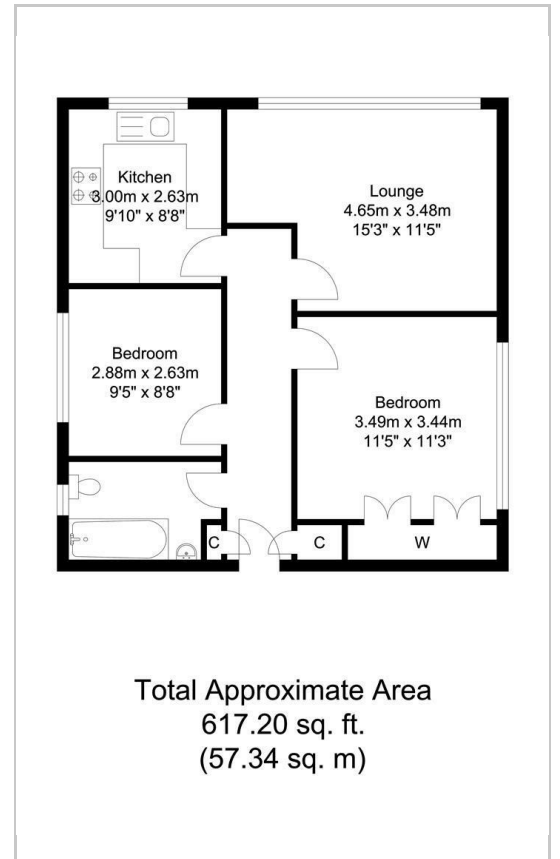
All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or

services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings, and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed.

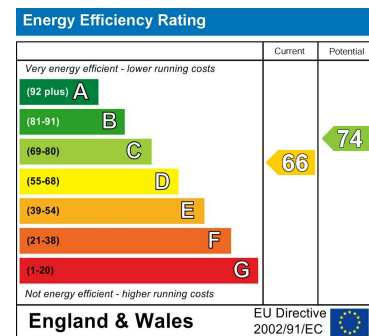
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.