



Highland Road, Southsea, PO4 9HB

£180,000

GD3 Property are delighted to offer for sale this bright and airy, first-floor, two-double bedroom apartment. Situated in a fantastic location it is just 0.4 miles from the beach.

This spacious and bright apartment has two double bedrooms, gas central heating with Hive thermostat, double glazing, is very close to the beach and benefits from one parking space behind the property. This lovely property will not be part of a chain and is ready to move into immediately. The property had a new shower room 3 years ago, a few of the double-glazed units and the boiler have recently been replaced with a Worcester combination boiler. There is still scope to further improve this property.

Tenure - Leasehold
Managing Agent: Highland Road Limited (Freeholder)
Service charge: £1,200 PA Which Includes Insurance
Ground Rent N/A
Lease length: 124 years from 2025
Council Tax Band: B
EPC Rating: C
Broadband/Mobile Supply Check: Please use the Ofcom website

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Communal Entrance Hall

- Carpeted communal entrance with a staircase leading to the property.

Entrance Hallway

- Carpeted staircase leading to the upper level of the apartment, radiator and two windows allowing in lots of natural light.

Shower Room

- Modern three-piece suite including shower enclosure with power shower, toilet, sink, heated towel rail & wood effect flooring.

Kitchen

- A mixture of floor and wall units, electric oven, gas hob, extractor fan, free-standing washing machine and fridge freezer included within the sale. Vinyl flooring and a large double-glazed window overlooking the front of the property.

Lounge

- Large lounge with smooth walls and ceilings, central light fitting, fitted carpet, large window and a beautiful feature fireplace.

Master Bedroom

- Large double bedroom big enough to fit two double beds and furniture, fitted carpet, smooth walls and ceilings with spotlights.

Bedroom Two

- Double bedroom with two large windows flooding the room with light. This bedroom is overlooking the front of the property, fitted carpet, smooth walls and ceilings, a boiler cupboard and a large radiator.

Parking

- There is one off-road parking space to the rear of the property.

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.

Anti Money Laundering

- Successful buyers will be required to complete online identity checks provided by SmartSearch. The cost of these checks is £60 inc. VAT per purchase which is paid in advance, directly to the agent. This charge verifies your identity in line with our obligations as agreed with HMRC.

