

ST. HELENS PARADE

SOUTHSEA | PO4 0QJ



£399,950
Leasehold

- Impressive Top Floor Split-Level Apartment
- Highly Desirable St. Helens Parade Location
- Fabulous Lake & Sea Views from Balcony
- Three Double Bedrooms : Modern 15ft Bathroom
- Living Room with South Easterly Sea Views
- Good Size Fitted Kitchen with Cityscape Views
- Gas Central Heating & Double Glazing
- Must be Seen : No Forward Chain



In Brief

We have pleasure in marketing for sale this impressive top floor **SPLIT-LEVEL** apartment situated in an enviable location overlooking Canoe Lake and with stunning sea views from the living room **BALCONY**.

Occupying the first and second floors of this substantial Victorian Semi-detached residence, the property is **PERFECTLY** located just a stroll from the seafront, transport services and the many leisure facilities including lawn tennis and cricket clubs found along this popular coastal resort.

Once inside, you will be pleasantly surprised at the size and layout spanning over 1,350 sq.ft (125 sq.m), comprising; living/dining room with sliding doors to a **SOUTH EASTERLY** facing balcony providing stunning views across Canoe Lake, the seafront, beach and far reaching sea views over The Solent towards The Witterings and Isle of Wight. The fitted kitchen enjoys westerly views over the cityscape and the Spinnaker Tower while there are three **DOUBLE** bedrooms and a spacious bathroom with adjoining cloakroom.

Benefiting from gas central, double glazing and long lease, we strongly recommend viewing this **LOVELY** apartment to appreciate both the size and location on offer.

£399,950

KEY FACTS

TENURE: Leasehold

TERM: Remainder of 999 years

GROUND RENT: None

SERVICE CHARGE: £1,200 pa

EPC RATING: 'C'

COUNCIL TAX BAND: 'C'



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St Helens Parade, Southsea

Approximate Gross Internal Area = 122.5 sq m / 1319 sq ft

(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 4.4 sq m / 47 sq ft

Total = 126.9 sq m / 1366 sq ft



First Floor

Second Floor

= Reduced headroom below 1.5m / 5'0

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.

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