

# THE DOLPHIN APARTMENTS

10-11 WESTERN PARADE | SOUTHSEA | PO5 3JF



£379,995  
Leasehold

- Contemporary Duplex Apartment
- Conservation Area with Stunning Sea Views
- Short Walk to Shopping Precinct & Seafont
- Top Floor Master Bedroom with En-Suite Bathroom
- 24ft Living/Dining Room with Feature Bay Window
- Modern Fitted Kitchen with Integrated Appliances
- Second Double Bedroom with Adjoining Shower Room
- No forward Chain : Early Viewing Strongly Recommended



## In Brief

We are delighted to offer for sale this superb **DUPLEX** apartment situated within one of Southsea's highly requested **CONSERVATION** areas on Western Parade overlooking Southsea Common and The Solent beyond.

Local amenities including the main shopping precinct found at Palmerston Road will be just a short walk away along with the many cafes, bars, restaurants, **SEAFRONT** and transport services.

Located on the top floor of this **IMPRESSIVE** Victorian building, the apartment is approached via a communal entrance with lift and stairs to all floors. Internally the accommodation comprises; an entrance hall with feature **SPIRAL STAIRCASE** rising to the upper level where the master bedroom and **EN-SUITE** bathroom can be found. The lower floor features a spacious living/dining room with feature bay window enjoying **STUNNING** sea views towards the Isle of Wight whilst the contemporary fitted kitchen includes a range of **INTEGRATED** appliances. The second double bedroom also benefits from an adjoining shower room. Both bedrooms boast built in wardrobes.

Viewings are a must to appreciate the size and location of this spacious apartment offered with no forward chain!

**£379,995**

## KEY FACTS

**TENURE:** Leasehold

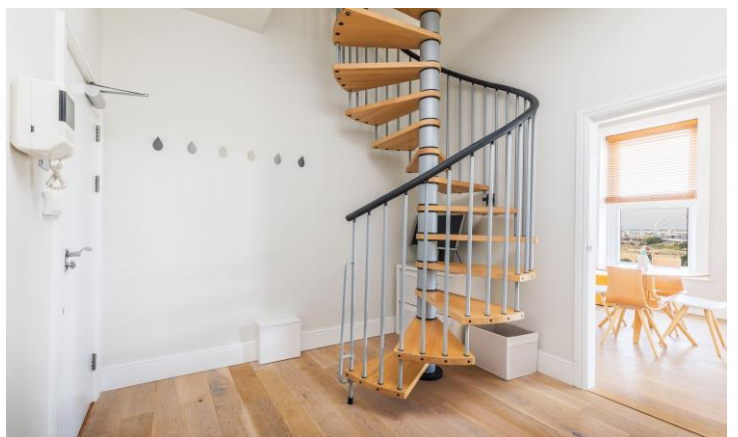
**TERM:** 125 years from 2001

**GROUND RENT:** £150 pa (TBC)

**SERVICE CHARGE:** £1,558 pa

**EPC RATING:** 'C'

**COUNCIL TAX BAND:** 'D'



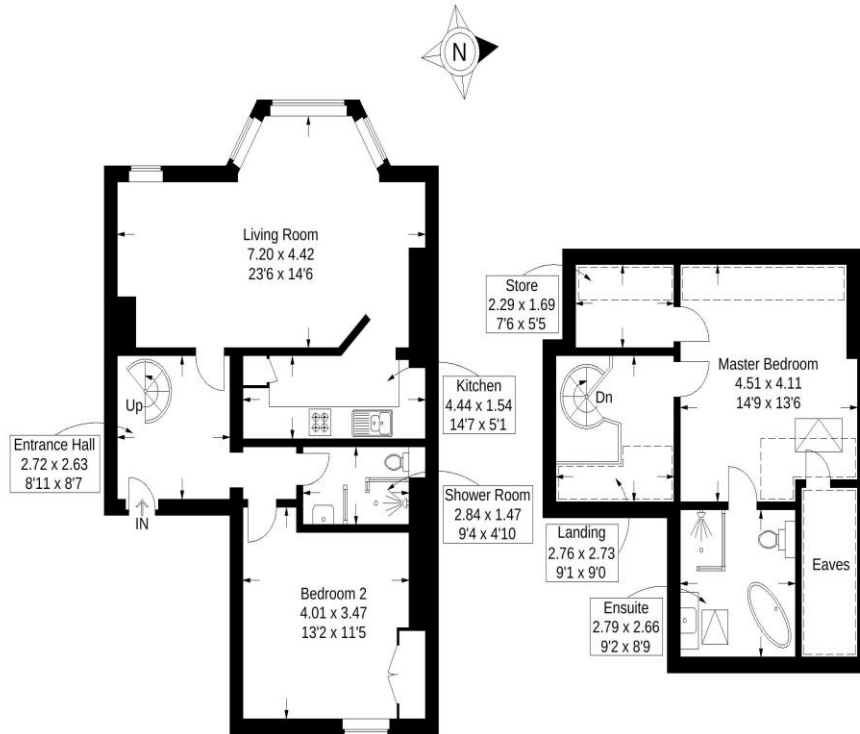
# THE DOLPHIN APARTMENTS

10-11 WESTERN PARADE | SOUTHSEA | PO5 3JF



### Dolphin Apartments, Western Parade, Southsea

Approximate Gross Internal Area = 95.7 sq m / 1030 sq ft  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom = 11.6 sq m / 125 sq ft  
 Total = 107.3 sq m / 1155 sq ft



= 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.

Southsea  
 Sales & Lettings  
 7/9 Stanley Street,  
 Southsea, PO5 2DS  
 Tel: 023 9281 5221

Old Portsmouth & Gunwharf Quays  
 Sales & Lettings  
 The Seagull, 13 Broad Street,  
 Old Portsmouth, PO1 2JD  
 Tel: 023 9281 5221

Drayton & Out of Town  
 Sales & Lettings  
 139 Havant Road,  
 Drayton, PO6 2AA  
 Tel: 023 9221 0101

London  
 Sales & Lettings  
 Mayfair Office, Cashel House,  
 15 Thayer Street, W1U 3JT  
 Tel: 0870 112 7099

Southsea  
 Admin Centre  
 12 Marnion Road,  
 Southsea, PO5 2BA  
 Tel: 023 9282 2300

[www.fryandkent.com](http://www.fryandkent.com)