

MONDRIAN MEWS

PORTLAND ROAD | SOUTHSEA | PO5 3AF



£440,000
Leasehold

- Stunning Modern Town House
- Located within Central Southsea
- Walking Distance of Seafront and Shops
- Four Bedrooms : Allocated Parking
- Secluded Roof Garden with Westerly Aspect
- Master Bedroom with Balcony and Ensuite
- Gas Central Heating : Double Glazing Throughout
- Viewing Advised!





In Brief

We are delighted to offer to market this beautifully presented four bedroom town house located within Central Southsea and offered with No Forward Chain.

The property is conveniently positioned within walking distance of local amenities and restaurants, which can be found nearby on Osborne Road, Palmerston Road and Albert Road.

The internal accommodation is split over four floors and comprises; Kitchen with Integrated appliances, First floor benefits from an open plan Sitting/ Dining Area with direct access to the roof garden. The second floor consists of Bedroom two, three and four and a family Bathroom with a three piece bathroom suite. The master bedroom, ensuite and wrap around balcony can be found on the top floor.

The property further benefits from allocated parking and gas central heating throughout.

Discerning purchasers are strongly recommended to put forward the earliest of enquiries to avoid disappointment.

£440,000

KEY FACTS

TENURE: Leasehold

TERM: 990 years remaining

GROUND RENT: NA

SERVICE CHARGE: £1,289.81 per annum

EPC RATING: 'C'

COUNCIL TAX BAND: 'E'



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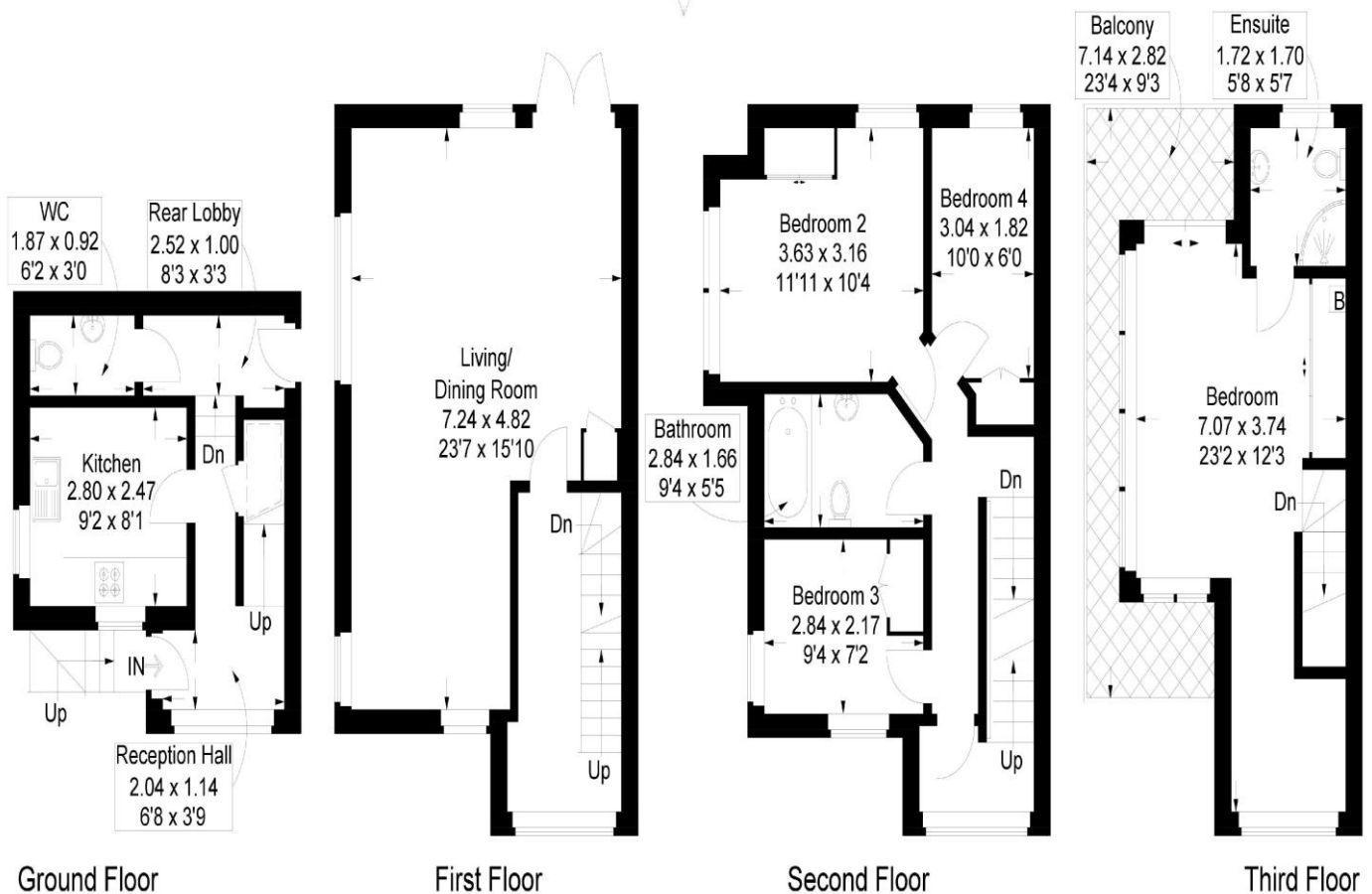
Mondrian Mews, Portland Terrace, Southsea

Approximate Gross Internal Area = 120.2 sq m / 1293 sq ft

(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 0.8 sq m / 9 sq ft

Total = 121 sq m / 1302 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.

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