

# ASCOT HOUSE

SOUTHSEA | HAMPSHIRE | PO5 1LN



## OFFERS IN EXCESS OF £300,000 Leasehold

- An Exceptional Penthouse with Panoramic Views
- Spacious Open Plan Living with Access to the Balcony
- Modern Kitchen with Integrated Appliances
- Walking Distance to Shops and Restaurants
- Two Double Bedrooms : Two Bathrooms
- Short Walk to Train Stations Linking to London Waterloo
- Double Glazing Throughout
- Viewing Advised!







## In Brief

This contemporary Two Bedroom Penthouse in Southsea, offers a spacious and light-filled living experience across 97m<sup>2</sup>. The property's standout feature is its abundance of floor-to-ceiling windows, providing panoramic views and flooding the space with natural light.

The open-plan living area is the heart of the home, showcasing hardwood floors and a seamless flow between the living, dining, and kitchen spaces. The kitchen is sleek and modern, featuring white cabinetry, black countertops, and stainless steel appliances. It includes a breakfast bar, perfect for casual dining. The living room is generously sized, accommodating a large sectional sofa and entertainment center. The bedrooms are a tranquil retreat, boasting expansive windows and ample space for a king-sized bed and additional furniture. The flat includes two well-appointed bathrooms, one with a shower enclosure and heated towel rack, and the other with a full bathtub.

Throughout the property, recessed lighting and a neutral colour palette enhance the modern aesthetic. The flat also benefits from outdoor space, with a terrace accessible from the living area, perfect for enjoying the views or al fresco dining. Discerning purchasers are strongly encouraged to make the earliest of enquiries to avoid disappointment.

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### KEY FACTS

Tenure: Leasehold

Term: 104 years remaining

Ground Rent: £200.00 per annum

Service Charge: £2,099.00 per annum

EPC Rating: 'E'

Council Tax Band: 'C'





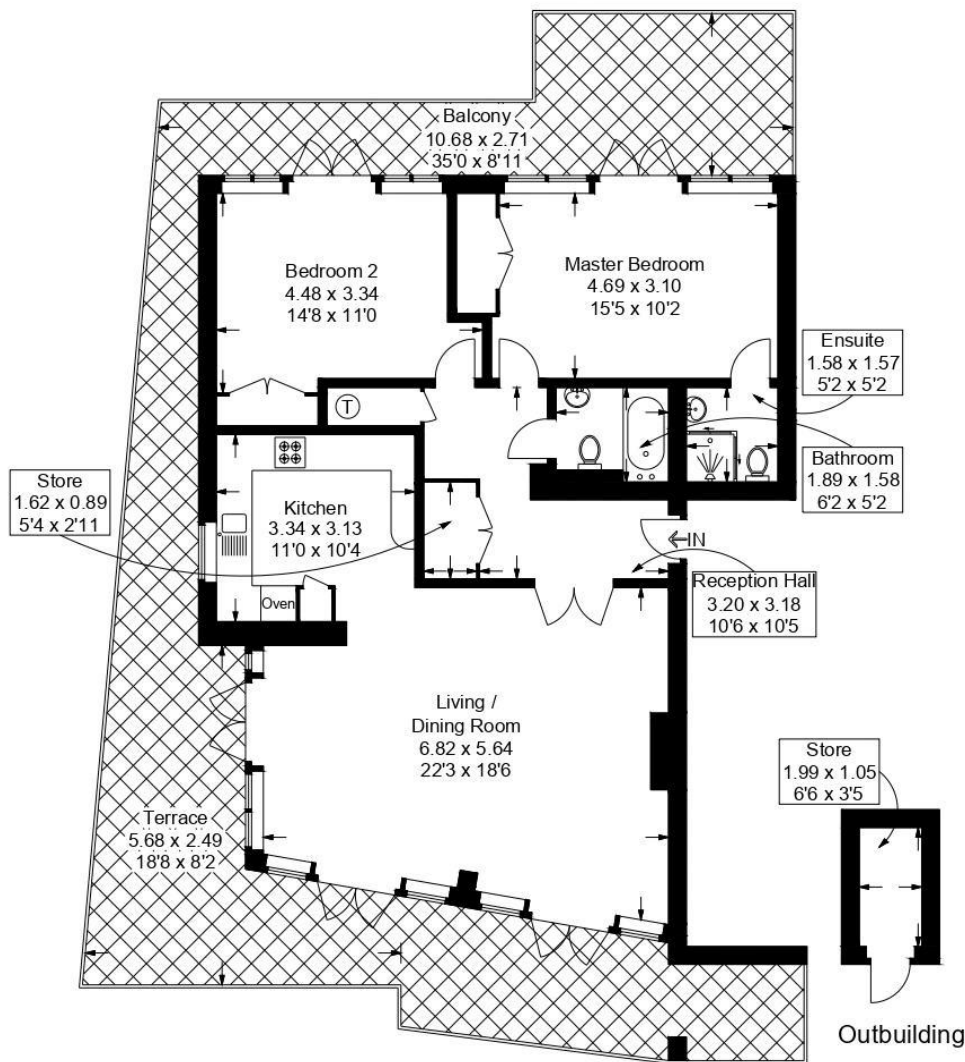
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## Ascott House, Elm Grove, Southsea

Approximate Gross Internal Area = 95.6 sq m / 1029 sq ft  
Outbuilding = 2.2 sq m / 24 sq ft  
Total = 97.8 sq m / 1053 sq ft



### Fourth Floor

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  
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The Seagull, 13 Broad Street,  
Old Portsmouth, PO1 2JD  
Tel: 023 9281 5221

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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 Marmion Road,  
Southsea, PO5 2BA  
Tel: 023 9282 2300

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