

# QUEENS GATE

SOUTHSEA | HAMPSHIRE | PO5 3LX



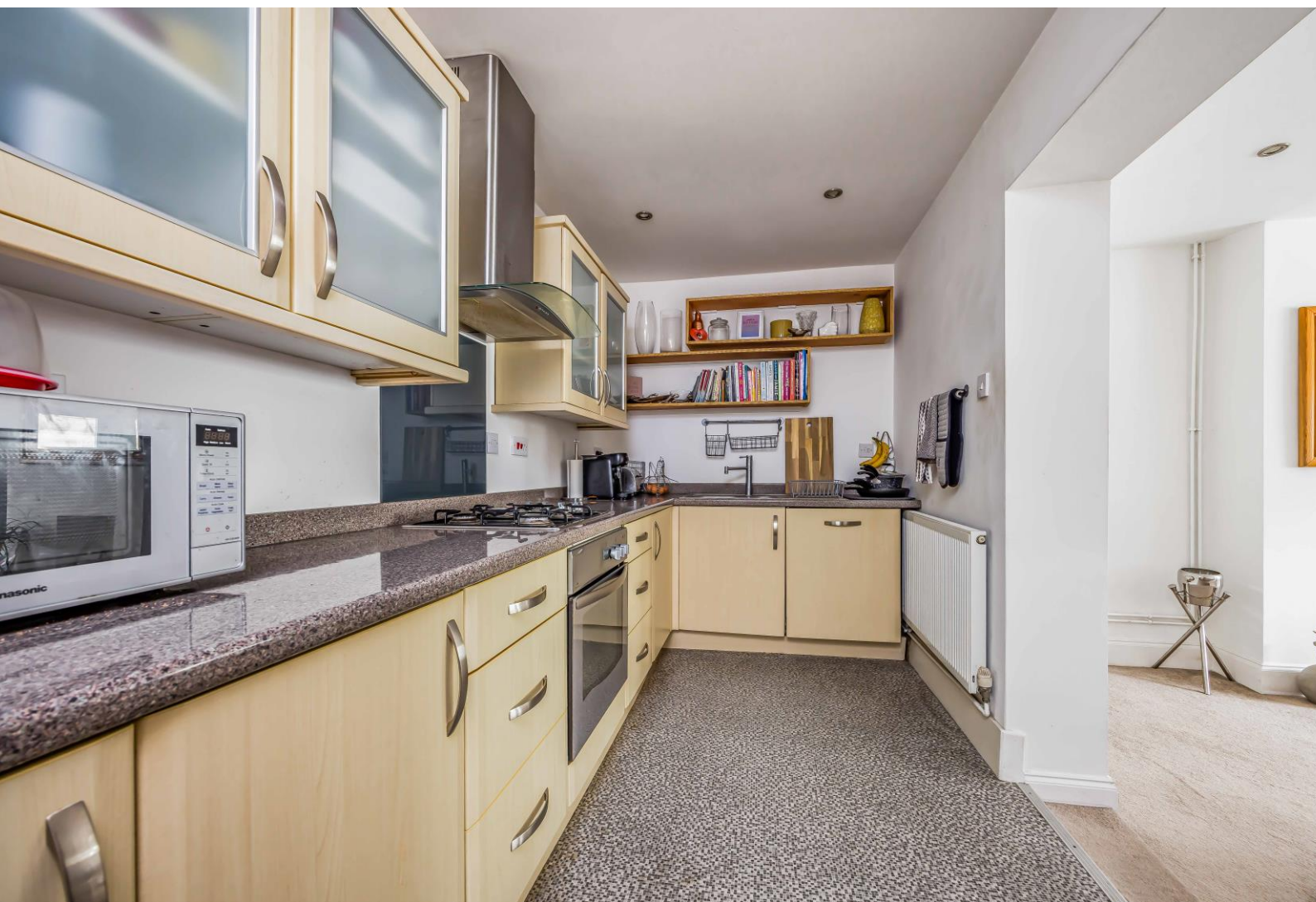
£265,000

Leasehold - Share of Freehold

- Spacious Central Southsea Apartment
- Short Walk to Southsea Seafront, and Train Station
- Two Double Bedrooms : Ensuite to the Master Bedroom
- Open Plan Living with Kitchen/ Sitting Room
- Garden Space : Separate Entrance
- Share of the Freehold : Ideal for First Time Buyers
- Double Glazing : Gas Central Heating
- Viewing Advised!







## In Brief

This well-designed flat offers a harmonious blend of comfort and functionality, whilst being within walking distance of Southsea Seafront. The entrance hallway, adorned with wooden flooring and an elegant arched window, sets a welcoming tone. The heart of the home is the modern kitchen, complete with brown cabinetry, built in Oven and Hob, and ample counter space. A clever layout allows for an open plan feel between the kitchen and sitting room. The sitting room is a standout feature, boasting a charming bay window that floods the space with natural light. The two double bedrooms offer a tranquil retreat with ample storage, including a built-in wardrobe. Two well-appointed bathrooms add convenience and luxury. The ensuite features a glass-enclosed shower, while the other includes a full-sized bathtub, both finished with sleek, modern fixtures. The flat also benefits from a separate utility area, and garden space at the front and rear of the property. Throughout the property, recessed lighting and elegant light fixtures enhance the overall ambiance. The thoughtful design maximizes space efficiency, making this two-bedroom flat feel extremely spacious and versatile. We would highly recommend the earliest of enquiries to avoid disappointment.

£265,000

## KEY FACTS

Tenure: Leasehold – Share of Freehold  
Term: approx. 993 years remaining  
Ground Rent: NA  
Service Charge: £1,810.00 per annum  
EPC Rating: 'C'  
Council Tax Band: 'A'





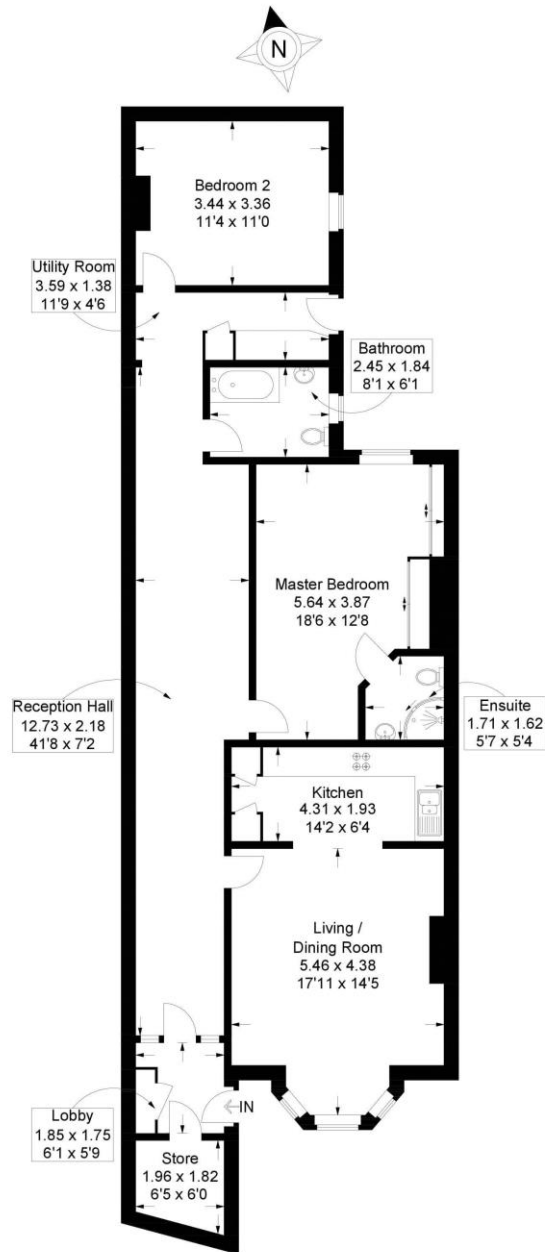
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Queens Gate, Osborne Road, Southsea

Approximate Gross Internal Area = 114.2 sq m / 1229 sq ft



Lower Ground 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.

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