

# ELPHINSTONE ROAD

SOUTHSEA | HAMPSHIRE | PO5 3HR



£219,950  
Leasehold

- Spacious Two Bedroom Garden Apartment
- Excellent Central Southsea Location Near Seafront
- Two Double Bedrooms with En Suite to Master
- 20ft x 13ft Living/Dining Room
- Fitted Kitchen with Integrated Oven & Hob
- Gas Central Heating & Double Glazing
- Low Maintenance Westerly Facing Garden
- No Forward Chain





## In Brief

We have pleasure in marketing for sale this spacious ground floor **GARDEN APARTMENT** situated in an excellent location in the heart of central Southsea just a stroll from the seafront, common and the main shopping precinct at Palmerston Road.

At over 800 sq.ft, this **SPACIOUS** apartment is **PERFECT** for First Time Buyers, Buy to let Investors and those simply wishing a convenient weekend home by the sea.

With its private side entrance, the accommodation comprises; entrance hallway, 20'10 x 13'9 living/dining room, fitted kitchen with integrated oven & hob, 22ft master bedroom with **EN-SUITE** shower room, second double bedroom with French doors to the garden and main bathroom with corner bath.

Externally, there is a low maintenance, two-tier **WESTERLY FACING** rear garden with paved patio and communal store shed.

Benefiting from gas central heating, double glazing and no forward chain, we anticipate high demand and would recommend viewing as soon as possible.

**£219,950**

## KEY FACTS

**TENURE:** Leasehold

**TERM:** 125 years from 1st June 2001

**GROUND RENT:** £TBC pa

**SERVICE CHARGE:** £1,859.50 pa

**EPC RATING:** 'C'

**COUNCIL TAX BAND:** 'B'





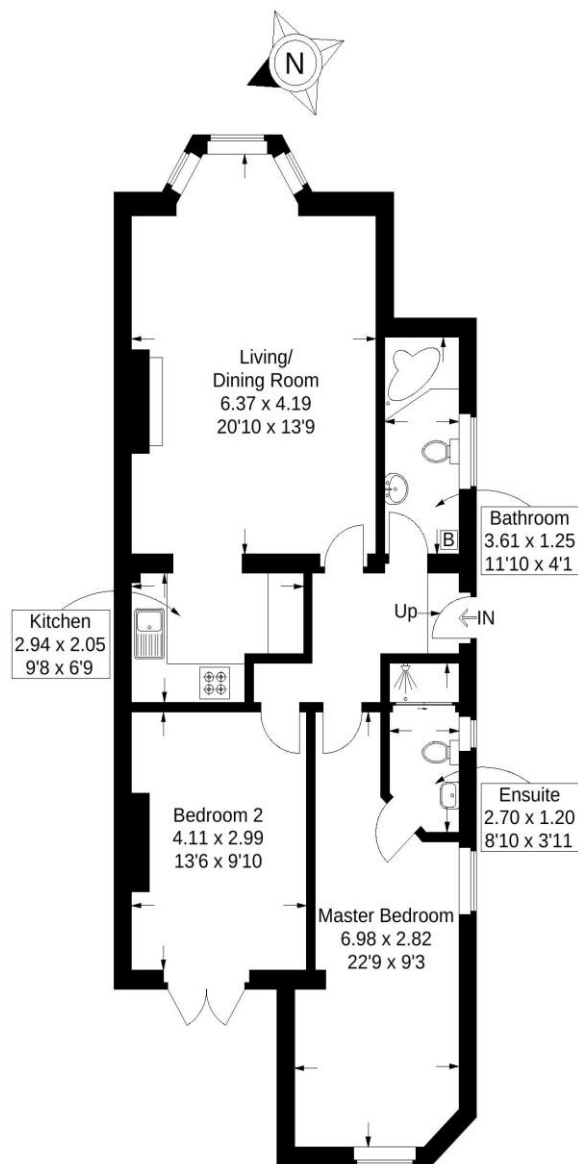
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## Elphinstone Road, Southsea

Approximate Gross Internal Area = 74.7 sq m / 804 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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