

ELPHINSTONE ROAD

SOUTHSEA | HAMPSHIRE | PO5 3HR



OFFERS IN EXCESS OF £190,000 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.

Offers in Excess of £190,000

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'



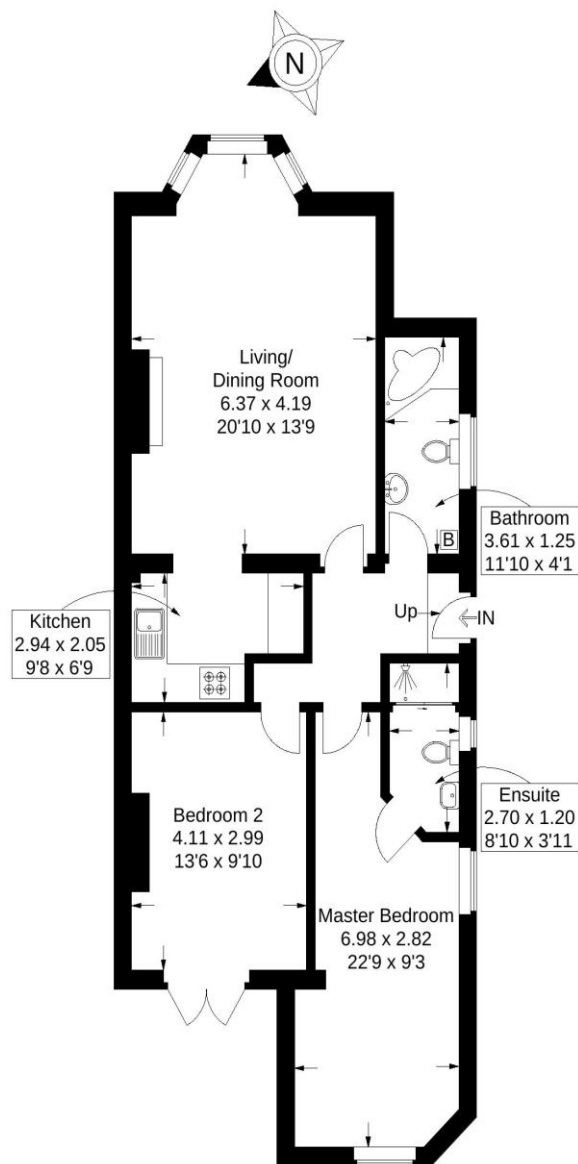
ELPHINSTONE ROAD

SOUTHSEA | HAMPSHIRE | PO5 3HR



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.

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

www.fryandkent.com