

# PRINCES HOUSE

32 KINGS TERRACE | SOUTHSEA | PO5 3AR



£499,995

Share of Freehold

- Spacious 2,300 sq. ft Hall Floor Apartment
- Versatile layout with up to five double bedrooms
- Generous Principal Bedroom
- Contemporary Open-Plan Kitchen & Living Area
- Three Modern Bathrooms
- Security Entrance System and Double Glazing
- Over 2,300 sq. ft Basement Studio/Storage Rooms
- Internal Viewing Recommended

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**FRY &  
KENT**



## In Brief

Fry & Kent are delighted to offer for sale this exceptionally spacious hall floor apartment, ideally situated just off Southsea Common and within easy reach of Portsmouth University, central shopping facilities, and the seafront.

The well-planned layout includes up to five double bedrooms, three modern bathrooms, and a generous open-plan L-shaped living/dining room and kitchen. This main space features integrated appliances, a striking central island with black countertops and bar seating, and abundant natural light through large windows.

The 25 m<sup>2</sup> principal bedroom includes built-in storage and garden views, while the remaining bedrooms are equally well-proportioned and continue the modern design theme. Bathrooms are finished to a high standard, heated towel rails, and a mix of bathtubs and glass-enclosed showers. A separate utility/laundry room adds further convenience.

The property also includes four impressive basement rooms – exceeding 2,300 sq. ft – with natural light and rear access, ideal for use as studios, hobby rooms, or workshops. A separate storeroom and shower/cloakroom complete the lower level.

Combining historic character with modern elegance, this outstanding apartment is perfect for family living and entertaining. Internal viewing is highly recommended to appreciate the scale, flexibility, and prime location of this unique home.

£499,995

## KEY FACTS

TENURE: Share of Freehold

LEASE LENGTH: 125 Years from 1996 – 95 years remaining

SERVICE CHARGES: £3,849.45 per annum

GROUND RENT: N/A

EPC RATING: D

COUNCIL TAX BAND: C





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## Princess House, Kings Terrace, Southsea

Approximate Gross Internal Area = 423.5 sq m / 4558 sq ft  
 Outbuilding = 11.1 sq m / 120 sq ft  
 Total = 434.6 sq m / 4678 sq ft



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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