



ESTATE AGENTS
**LAWSON
ROSE**

FOR SALE

£550,000

Flat 5, 47 Eastern Parade,
Southsea, PO4 9RE.

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ROSE**

Nestled atop an elegant Edwardian residence that underwent a lavish conversion in 2017, this stunning three-bedroom penthouse apartment offers the pinnacle of modern living in a historic setting. Situated within a gated community, the property boasts electric gated entry and secure parking, ensuring both exclusivity and convenience for residents. Upon entering this exceptional penthouse, you are greeted by a sense of sophistication that resonates throughout its carefully designed interior. The fusion of timeless Edwardian architecture with contemporary aesthetics creates a unique ambiance that exudes both charm and modernity. The penthouse encompasses spacious and well-appointed living areas, providing ample space for relaxation and entertainment. The open-concept layout seamlessly connects the living, dining, and kitchen areas, allowing for a fluid flow of natural light and a harmonious transition between spaces. The kitchen, equipped with appliances and premium finishes that cater to culinary enthusiasts. One of the highlights of this residence is the private balcony that extends from the living area. Offering uninterrupted panoramic views over the serene Solent waters and the picturesque Isle of Wight, this outdoor oasis becomes a place of tranquility and escape. Whether you're sipping morning coffee or toasting to the sunset, this balcony becomes an intimate space to immerse yourself in the natural beauty of the surroundings. The penthouse comprises three spacious bedrooms, each designed with comfort and relaxation in mind. The master bedroom features an ensuite bathroom, complete with luxurious fixtures and finishes, ensuring a haven of indulgence. The additional bedrooms offer versatile space that can adapt to your needs, whether as guest rooms, home offices, or creative studios. As part of the converted Edwardian residence, residents enjoy the benefits of modern amenities while retaining the charm of the original architecture. The meticulously landscaped communal areas and the secured entry provide a sense of community and security, enhancing the overall living experience. Located on the top floor of this exclusive apartment complex, this penthouse is not only a dwelling but a statement of refined living. With its blend of historical elegance and contemporary luxury, paired with the captivating Solent views, this property offers a lifestyle that is unparalleled. Embrace the essence of sophisticated coastal living in this remarkable penthouse that captures the heart and imagination.

Services

Electricity, gas, mains water and mains drainage are available. Please note that none of the services or appliances have been tested by Lawson Rose.

Council Tax - Band D

Tenure - Share Of The Freehold

Tenure: Leasehold - Share of Freehold

Term: 999 years commencing 01/01/2017

Ground Rent: Peppercorn

Service Charge: £1,500 pa inc Building Insurance

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



