



FOR SALE

Offers in Excess of £350,000

Basement Flat 19 St. Helens Parade,
Southsea, PO4 0QJ.

Tenure: Leasehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

Nestled within the historic charm of an imposing period property, this basement level apartment offers a unique blend of coastal living and modern comfort. Situated in the heart of the seafront, moments from the beach and promenade, and directly opposite the beloved Canoe Lake, this residence encapsulates seaside living. Upon entering, off the hallway are two generously proportioned double bedrooms, each with an array of built-in wardrobes, providing ample storage space. A separate versatile office space adds a practical and extra living space. The real heart of the home is the well-presented open plan living area, where natural light floods through double doors, seamlessly merging indoor and the outside courtyard.

Stepping outside into the charming private courtyard garden, ideal for al fresco dining and morning coffees. Moving through the property is a fitted kitchen and a contemporary fitted shower room offers both style and functionality. With its prime location, spacious interiors, outdoor courtyard, this basement level apartment epitomizes coastal living at its finest. For further information or to arrange a time to view, please contact the Lawson Rose sales office today.

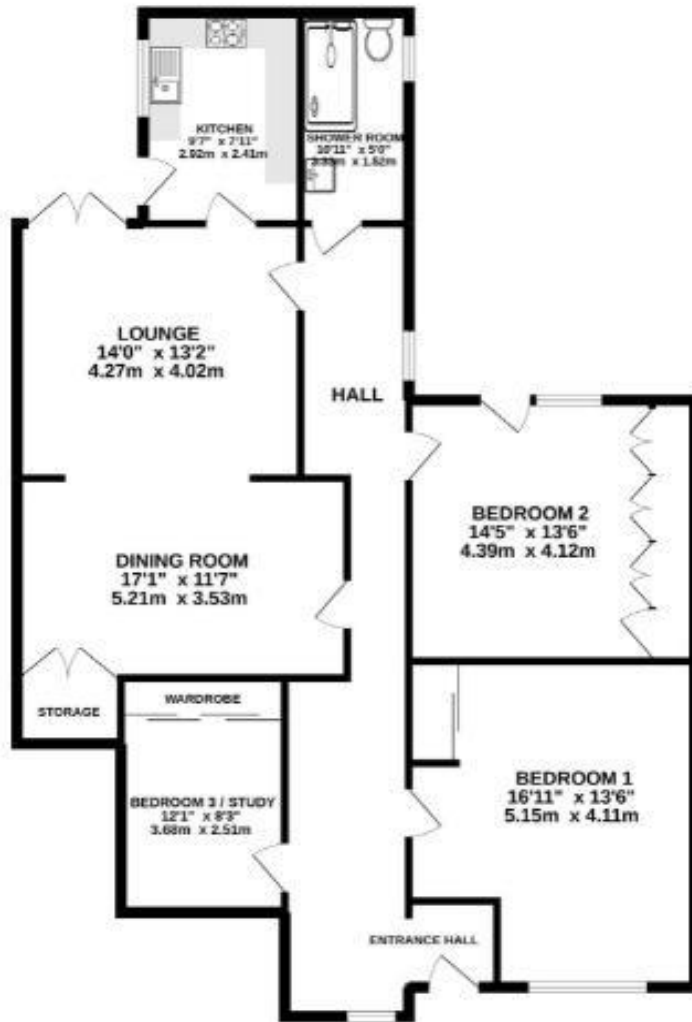
Material Information:

- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Gas Central Heating
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice and data availability in this area.
- Permit Parking: 1st permit is £30, 2nd permit is £120 and 3rd permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)
- Date of Original Lease: 999 years beginning on and including 25 March 1995 and ending on and including 24 March
- Term: 970 Years
- Service Charge: £915.83 P/A
- Ground Rent: Peppercorn
- Lease Restriction: A copy of the lease is available upon request.





LOWER GROUND FLOOR
1273 sq.ft. (118.3 sq.m.) approx.



TOTAL FLOOR AREA: 1273 sq.ft. (118.3 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be read as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Homestyler 11/2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.



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