



# FOR SALE

## £370,000

Flat 5 Venetian Garden House, 4 South Parade,  
Southsea, PO5 2JA.

Tenure: Share of Freehold

ESTATE  AGENTS

# LAWSON ROSE

## PROPERTY DESCRIPTION

Nestled in the heart of Southsea's vibrant seafront, this stunning second-floor apartment offers breathtaking panoramic views of the Solent and the Isle of Wight. Steeped in history, this striking, grade II residence dates back to 1879 and seamlessly combines period charm with contemporary living. Upon entering through the impressive gateway and frontage, you'll be welcomed into an impeccably appointed hallway that sets the tone moving forward. The apartment on the third floor boasts two generously sized double bedrooms, the master of which provides an en-suite shower room for added comfort. There is a separate study, ideal for remote work or as a creative retreat, which leads to a private south-facing balcony, where you can bask in the sun while soaking in the picturesque views. The property also features a beautifully fitted bathroom suite, adding to the luxurious feel of this one-of-a-kind home. The centrepiece of this exceptional home is the open-plan kitchen and living space. Flooded with natural light from large, south-facing windows, this area offers an inviting environment perfect for entertaining or simply enjoying the stunning seaside backdrop. With its prime location, historic character, and modern conveniences, this standout property provides the perfect blend of elegance, charm, and coastal living. Don't miss the opportunity to make this remarkable home your own! For further information or to request 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: 1<sup>st</sup> permit is £30, 2<sup>nd</sup> permit is £120 and 3<sup>rd</sup> permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)
- Share Of The Freehold
- Term: 999 years from and including 1 November 2007 - 982 years Remaining
- Management Company: Gosgroves
- Service Charge: £2800 P/A
- Ground Rent: N/A
- Lease Restriction: A copy of the lease is available upon request.
- Grade II Listed
- Conservation Area: The Sea Front, Southsea

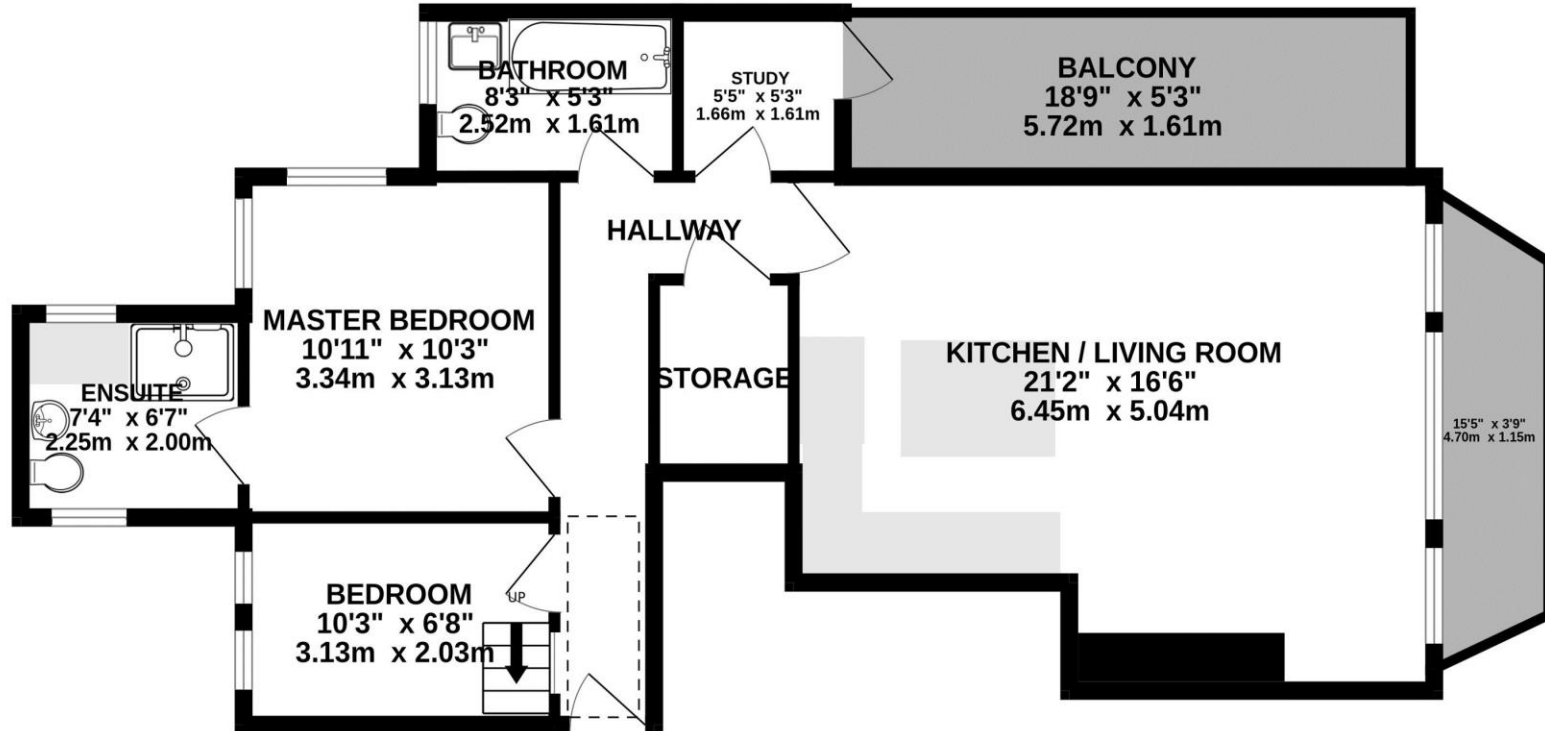








## FLAT 5 VENETIAN GARDEN HOUSE, 4 SOUTH PARADE



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 used 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.

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