



FOR SALE

£360,000

Flat 28, Fastnet House South Parade,
Southsea, PO5 2JG.

Tenure: Share of Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

Offering unparalleled, unrivaled views of the seafront and promenade, this 8th-floor apartment presents a unique opportunity to acquire a prime property with picturesque vistas from every window. The south-facing private balcony provides uninterrupted views over the ever-changing backdrop of the Solent and out towards the Isle of Wight — a truly special setting to call home. Located in the imposing Fastnet House, this property, while in need of some general modernisation, offers a substantial and bright living space. The spacious living room, complete with a large bay window, maximises the stunning views, creating a perfect space for relaxing or entertaining. The apartment includes two generously sized bedrooms, a fitted bathroom, and a kitchen that offers potential for personalisation. The highlight of this home is undoubtedly the private south-facing balcony — an idyllic spot to enjoy the sun and the sights of the coastline. Further benefits include a share of the freehold, an allocated off-road parking space, lift access to all floors, and the added advantage of no forward chain. This exceptional apartment is an opportunity not to be missed. We highly recommend an internal viewing to fully appreciate all it has to offer. For more information or to schedule a viewing, please contact the Lawson Rose sales office today.

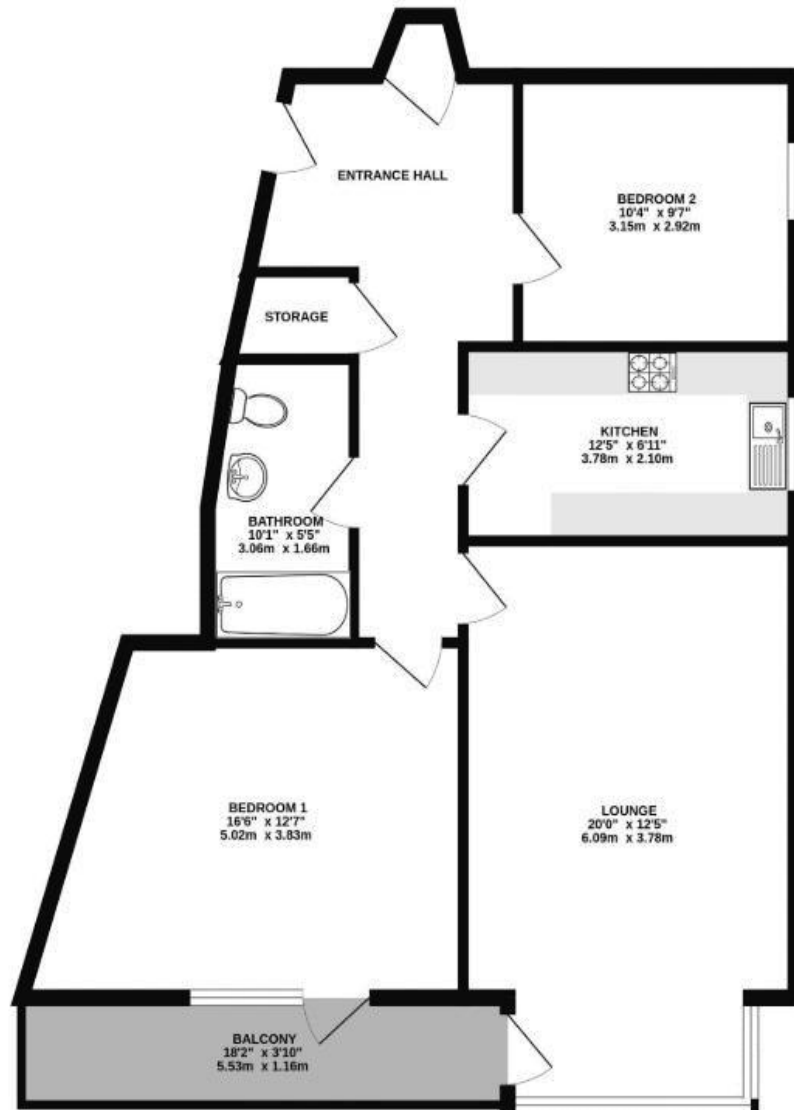
Material Information:

- 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 & Allocated Off Road Parking
- Council Tax: Portsmouth City Council – Band D
- Flood Risk – Low Risk (Stated on the Gov.uk portal)
- Date of Original Lease: 999 years from 29 September 1966
- Term: 941 years
- Management Company: Fastnet House Residents Association
- Service Charge: £ 2,723.64 P/A
- Ground Rent: £0.00
- Lease Restriction: A copy of the lease is available upon request.





EIGHTH FLOOR 796 sq.ft. (74.0 sq.m.) approx.



TOTAL FLOOR AREA : 796 sq.ft. (74.0 sq.m.) approx.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	73 C
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.