



FOR SALE

£217,500

Top Flat, 4 Eastern Terrace, St. Georges Road,
Southsea, PO4 9QR.

Tenure: Share of Freehold

ESTATE  AGENTS

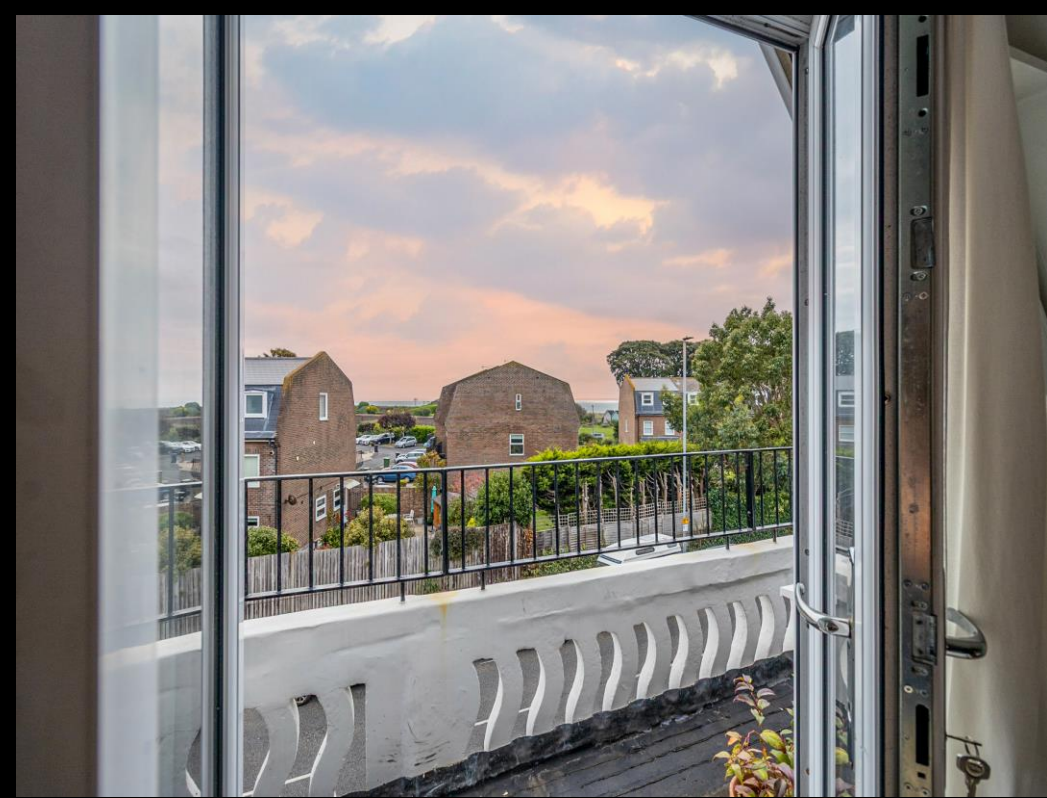
LAWSON ROSE

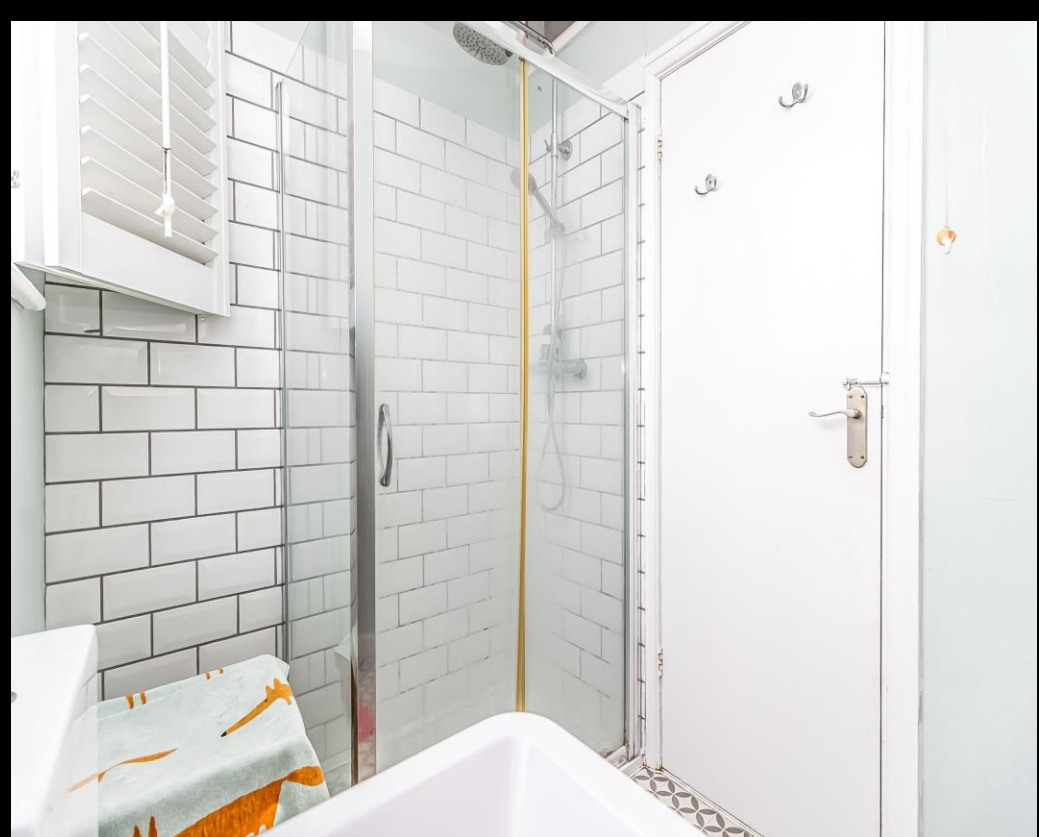
PROPERTY DESCRIPTION

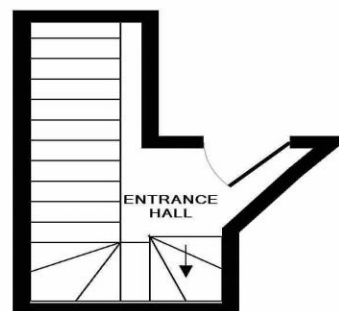
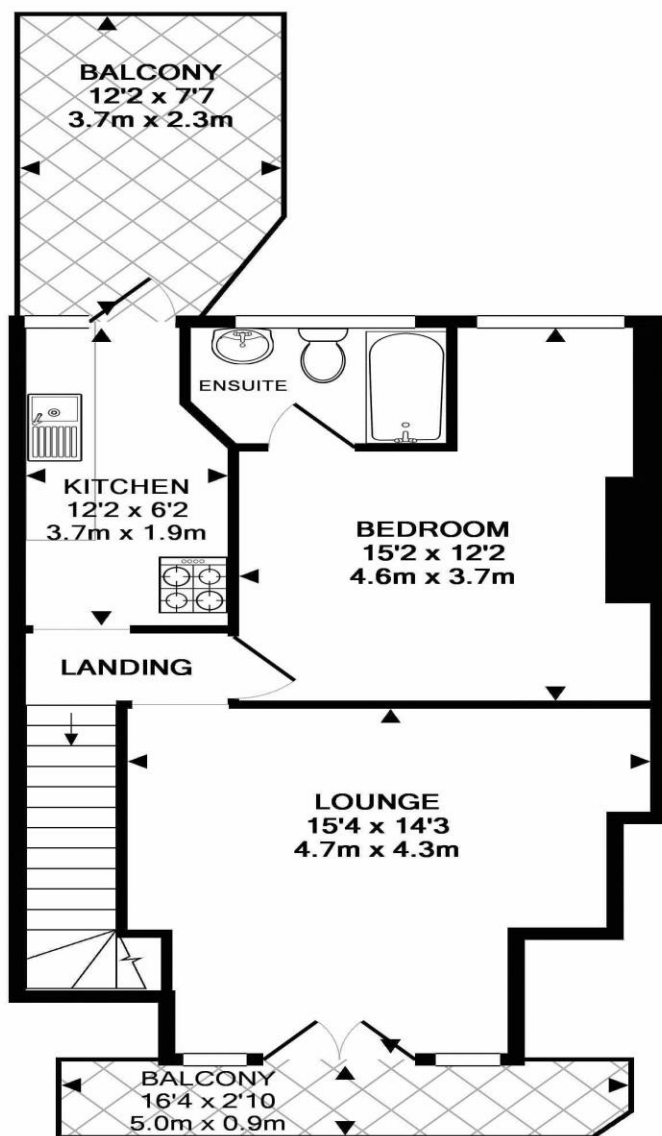
This charming one-bedroom top floor apartment presents a rare opportunity to enjoy coastal living in one of Southsea's most desirable locations. What makes this home truly special is its unique feature of having two private balconies, one on each side of the building, allowing you to make the most of the sun throughout the day and enjoy the ever-changing light and atmosphere of this vibrant seaside setting. The apartment is accessed via a welcoming entrance hall with stairs leading up to the top floor landing. From here, you'll find a well-planned kitchen that opens directly onto a west-facing balcony, the perfect spot to enjoy morning coffee or evening drinks in the fresh sea air. The double bedroom comes complete with an en-suite bathroom, providing both comfort and convenience. To the front of the property, the spacious living room is flooded with natural light, thanks to French doors that open out onto the second balcony, where you can relax and take in delightful views across The Solent. Positioned just moments from the seafront, the apartment is ideally placed for those who want to embrace everything Southsea has to offer. Whether it's a stroll along the beach, a coffee at one of the many nearby cafés, or easy access to local shops and amenities, this location delivers a fantastic lifestyle balance. With its unique layout, dual balconies, and enviable setting, this property would make a superb first-time purchase, holiday retreat, or investment opportunity. Viewings are strictly by appointment, and we highly recommend an early inspection to fully appreciate all that this home has to offer.

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 A
- Flood Risk – Low Risk (Stated on the Gov.uk portal)
- Tenure – Share Of The Freehold
- Term: 999 years from and including 1 October 2015 – 989 Years Remaining
- Management Company: Eastern Terrace Management Company Limited
- Service Charge: 'As & When' between the 3 Properties
- Ground Rent: N/A







ENTRANCE FLOOR
APPROX. FLOOR
AREA 63 SQ.FT.
(5.8 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 487 SQ.FT.
(45.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 550 SQ.FT. (51.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.