



# FOR SALE

£230,000

8d Sun Court Landport Terrace,  
Portsmouth, PO1 2RG.

Tenure: Freehold

ESTATE AGENTS  


LAWSON  
ROSE

## PROPERTY DESCRIPTION

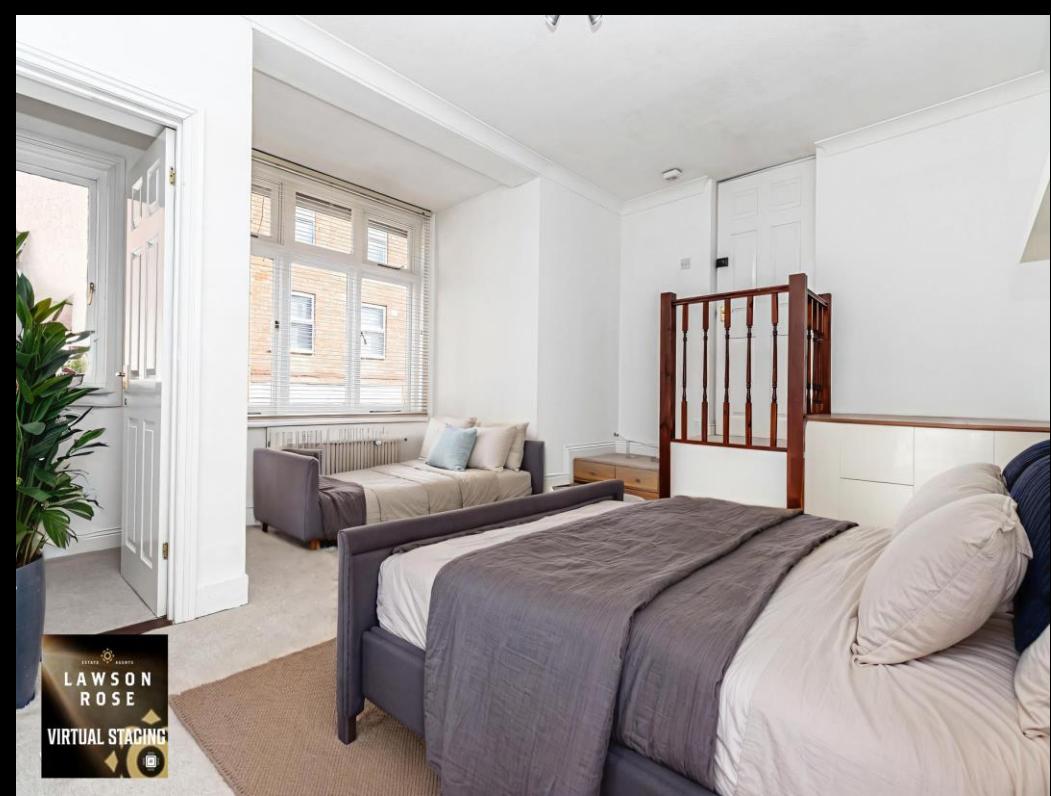
This unique, charming and deceptively spacious upper-floor apartment is perfectly positioned in the heart of central Southsea, just a short 10-minute stroll from the seafront and moments from the University of Portsmouth and surrounding green parkland. Offered with a share of the freehold and an allocated off-road parking space, this home blends character, space and convenience — ideal for first-time buyers, investors or those seeking a stylish coastal base. Beautifully maintained and modernised throughout, the property is neutrally presented, creating a bright and welcoming feel. Upon entering, a generous hallway leads to a large double bedroom featuring a striking bay window that floods the space with natural light. Continuing through, you'll find an impressive living room, also with a bay window, providing the perfect spot to relax or entertain.

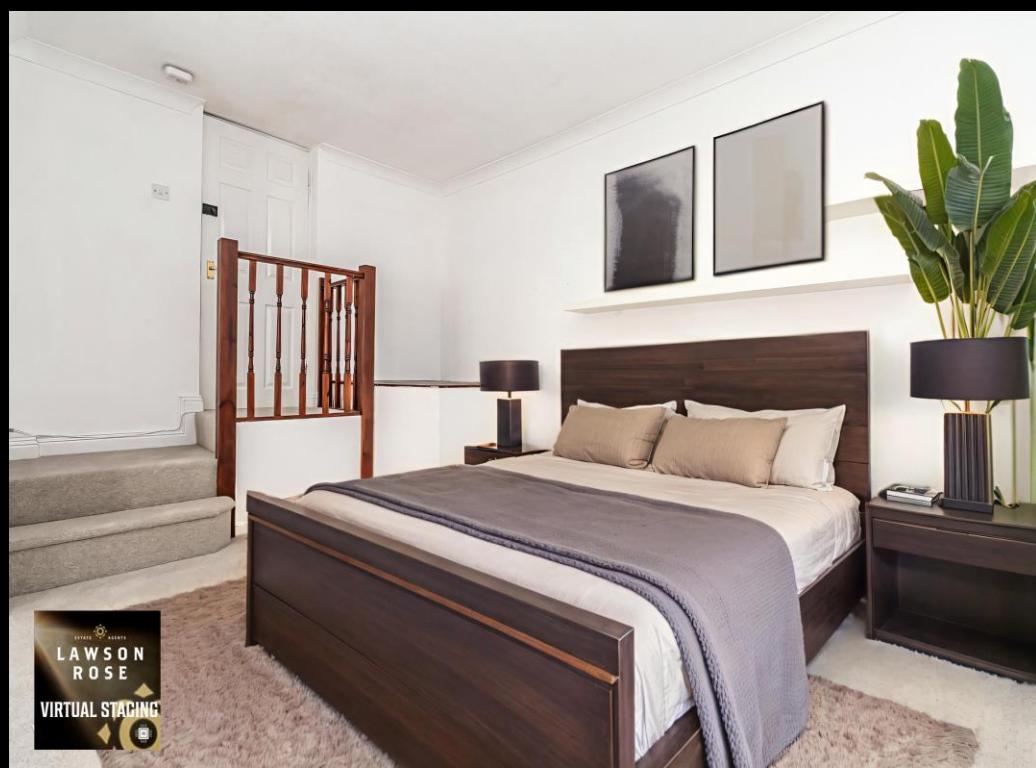
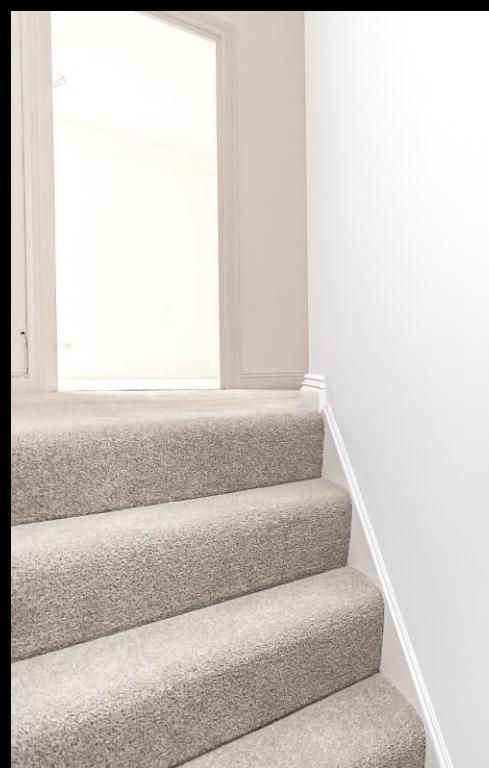
From here, the home flows seamlessly into a spacious open-plan kitchen and dining area, fitted with contemporary units and plenty of space for social gatherings. The apartment's split-level layout adds an element of character and charm — with a few steps leading down to a smartly presented four-piece bathroom suite, and further stairs guiding you to an additional excellent-sized double bedroom. This second bedroom benefits from its own walk-in wardrobe, providing ample storage and a touch of luxury. Overall, this is a fantastic opportunity to acquire a generously sized and well-appointed apartment in a prime Southsea location, just opposite the university campus and within easy reach of the seafront, cafés, shops and local transport links. We highly recommend an internal viewing to fully appreciate all that this wonderful home has to offer. Call Lawson Rose today to arrange your viewing!

### Material Information:

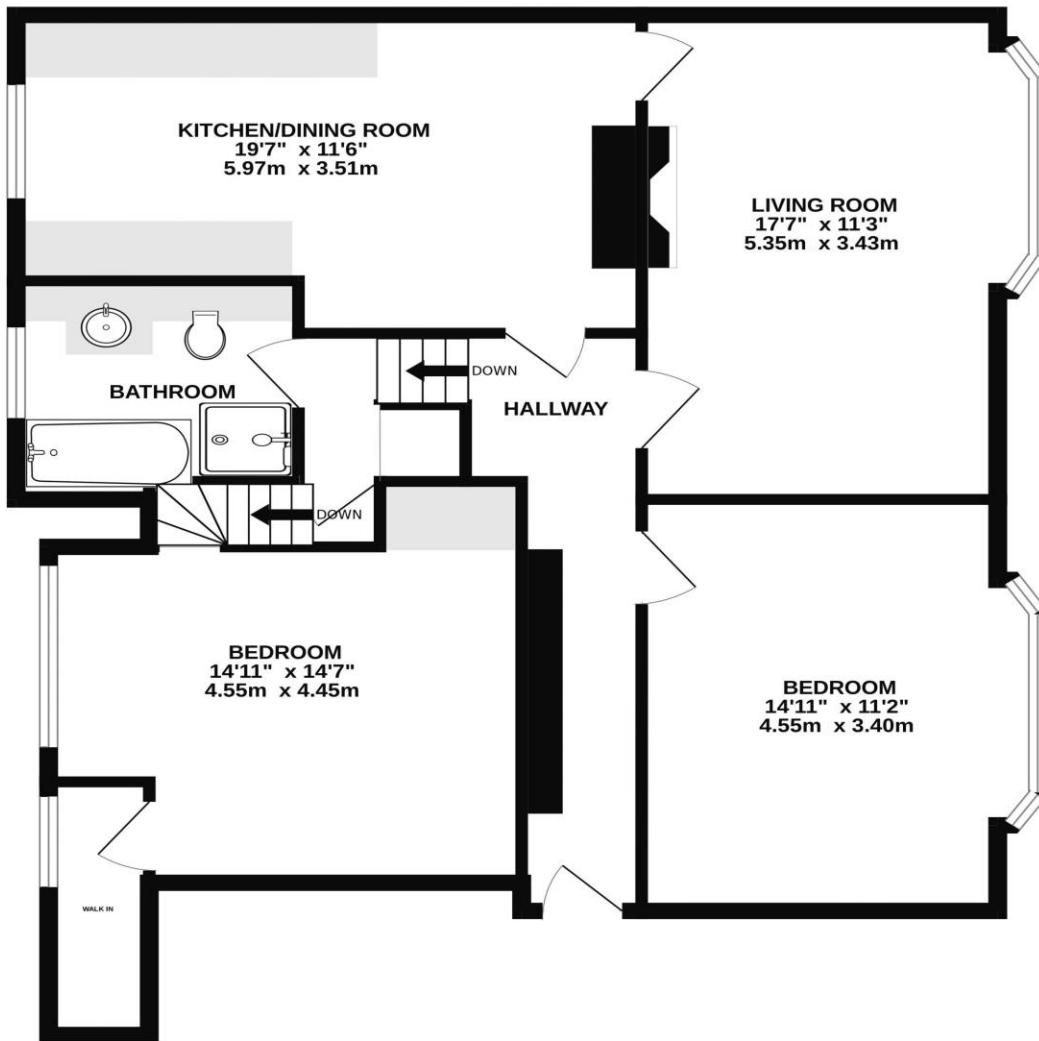
- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Gas Central Heating
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, 02 and Vodafone all have voice and data availability in this area.
- Allocated Off Road Parking & 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 B
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

- Tenure – Share Of The Freehold
- Term: 150 years from 24 June 1997 – 121 Years Remaining
- Management Company: Cosgroves
- Service Charge: For the period starting on 1 Jan 2015 to 31 Dec 2025 - £1,992.00
- Ground Rent: N/A
- Conservation Area: The Terraces



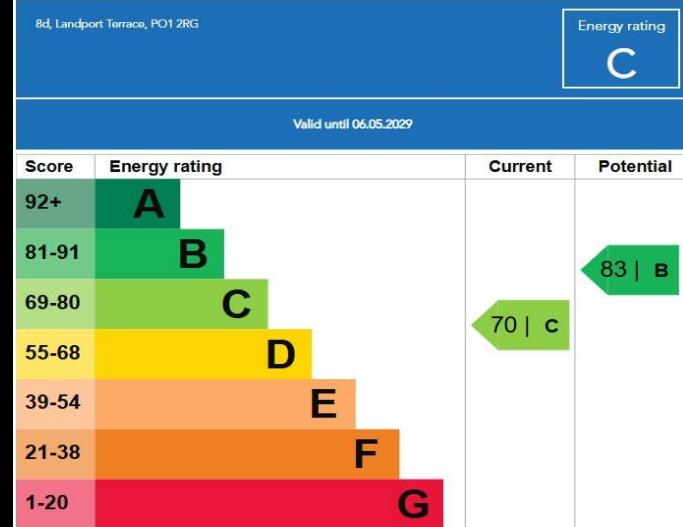


## 8D SUN COURT



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any fixtures and/or appliances are 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.