



FOR SALE

£215,000

8 Hazel Court, 58 Goldsmith Avenue,
Southsea, PO4 8QU.

Tenure: Leasehold

ESTATE  AGENTS

LAWSON ROSE

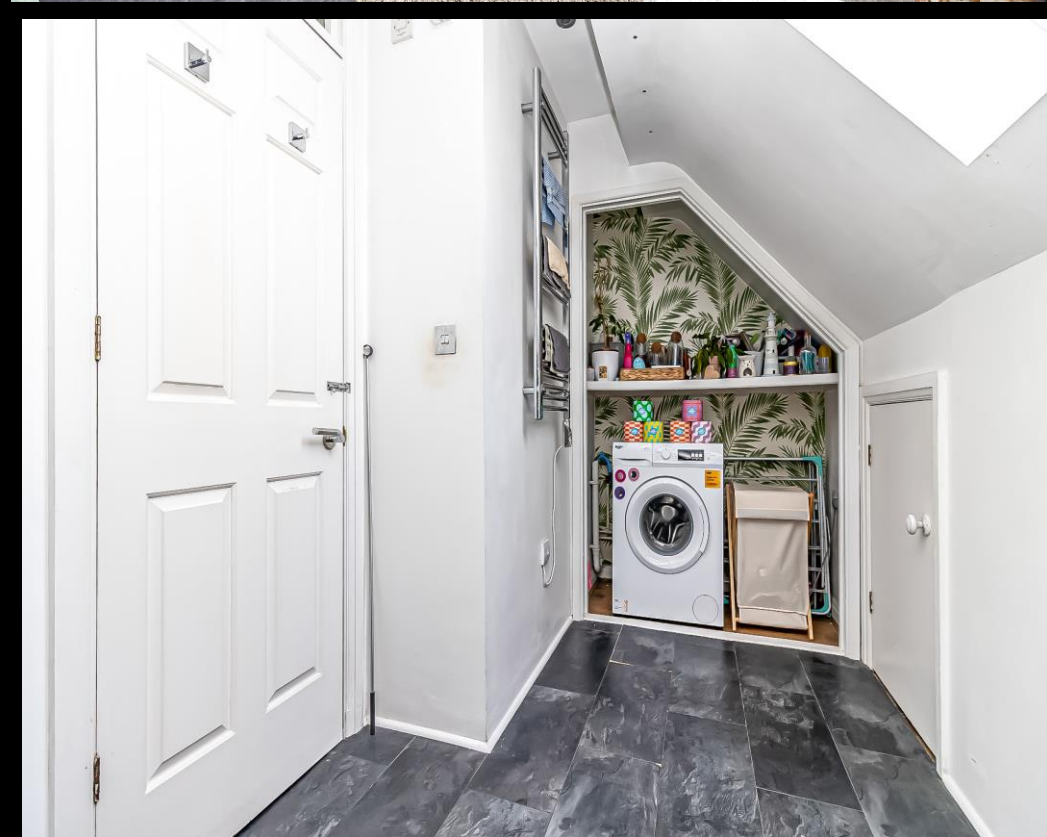
PROPERTY DESCRIPTION

Beautifully presented, spacious, and superbly located, this impressive two double bedroom first-floor maisonette is situated within the popular Hazel Court development. Offering a brilliant combination of modern living and convenience, the property benefits from two allocated parking spaces, a stylish mezzanine main bedroom, and close proximity to Fratton Station, Tesco Superstore, and a range of local amenities. Upon entering, you're immediately greeted by a bright and welcoming hallway that sets the tone for the home's light and airy feel throughout. The main living area is a fantastic size — a beautifully open space with plenty of natural light streaming through large windows, creating a warm and inviting atmosphere ideal for relaxing or entertaining. The modern décor complements the property's layout perfectly, giving it a contemporary yet comfortable feel. The kitchen is neatly fitted with a range of units and work surfaces, providing everything needed for everyday use. Compact yet functional, it sits conveniently just off the main living area and blends well with the property's overall modern style. A real highlight of this home is the mezzanine-style main bedroom, positioned above the living space, adding a unique and striking architectural feature. This versatile area offers generous proportions and would comfortably accommodate a large bed and additional furnishings, creating a peaceful and private retreat. The second double bedroom is equally impressive, offering flexibility as a guest room, home office, or dressing space depending on your needs. The modern shower room is finished to a high standard, featuring contemporary fittings, sleek tiling, and a clean, stylish design that continues the property's sense of quality. Further benefits include double glazing, gas central heating, and well-maintained communal areas that enhance the development's appeal. Outside, the two allocated parking spaces provide invaluable convenience — a real bonus for homeowners and visitors alike. Hazel Court enjoys a highly convenient location close to excellent transport links, making it ideal for commuters or those who enjoy easy access to the city centre. Fratton Station is just a short stroll away, offering direct connections to London and beyond, while nearby shopping facilities, cafes, and restaurants make day-to-day living effortless. With its generous size, unique layout, and prime position, this delightful maisonette would make an ideal home for first-time buyers, professionals, or investors looking for a well-presented, ready-to-move-into property in a desirable Southsea location.

Material Information:

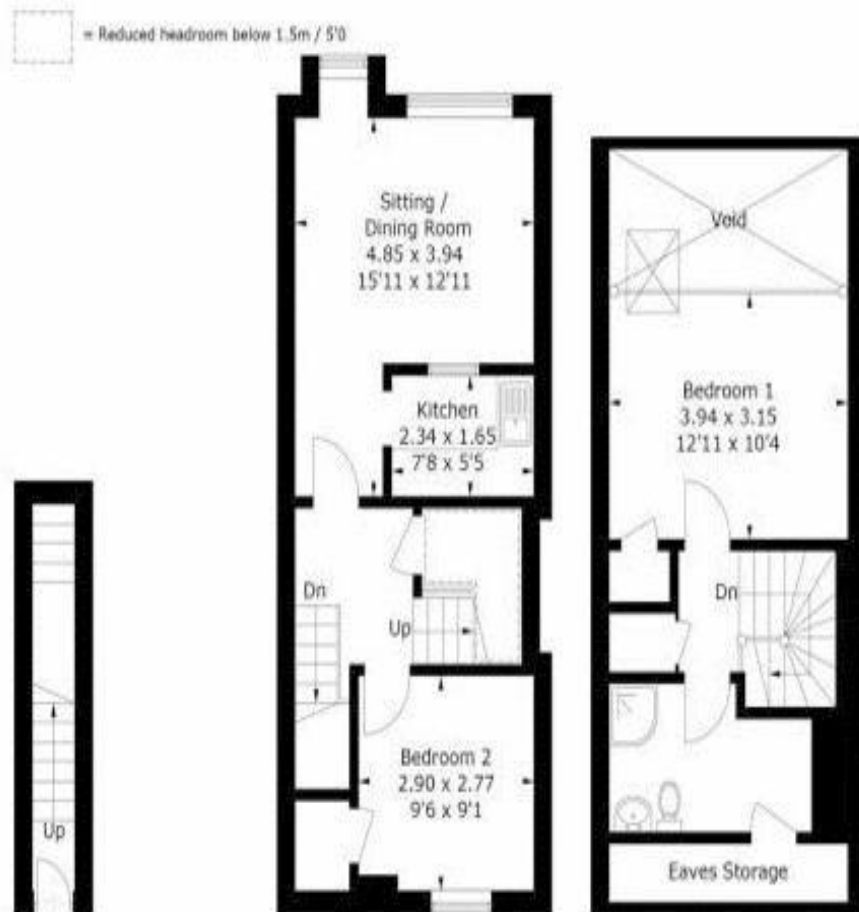
- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Gas Central Heating
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice and data availability in this area.
- Permit Parking: 1st permit is £30, 2nd permit is £120 and 3rd permit (where available) is £300. – Two Allocated Parking Spaces
- Council Tax: Portsmouth City Council – Band B
- Flood Risk – Low Risk (Stated on the Gov.uk portal)
- Date of Original Lease: 125 years from 1 September 1990
- Term: 89 Years Remaining
- Service Charge: £0.00 P/A
- Ground Rent: £75.00 P/A
- Lease Restriction: A copy of the lease is available upon request.





Goldsmith Avenue, Southsea, PO4

Approximate Gross Internal Area = 69.4 sq m / 747 sq ft
(Excluding Eaves Storage / Void)



Ground Floor

First Floor

Second Floor

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate.
These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1006092)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	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.