



Flat 4, 25 Campbell Road, Southsea

Offers in Region of £195,000 | £1,200 pcm





Flat 4

25 Campbell Road, Southsea

This lovely two-bedroom flat is ideally located in the heart of Southsea, close to local shops, cafés, restaurants, and the seafront. Bright and airy throughout, it's decorated in neutral tones and offers a great sense of space.

The welcoming hallway provides room for storage and appliances, leading into a spacious open-plan living area with two large picture windows. There's plenty of space for relaxing and dining, with a half-height wall creating a natural divide to the modern kitchen. The kitchen features contemporary units, worktops, a built-in oven and hob, and an extra window for added light.

Both bedrooms are generous doubles, and the modern bathroom includes a bath with shower over.

A stylish, well-presented flat in a fantastic central location — ideal for first-time buyers or investors.

Material Information • Tenure: share of freehold • Council Tax: Band A • Electricity: Mains Supply • Heating: Gas • Water Supply: Mains supply • Sewage: Mains Supply • Broadband: Standard, Superfast and Ultrafast Fibre are all available in this area • Parking: On Street • Mobile: Ofcom official website checker states that EE, Vodafone, O2 and Three available in the area • Flood Risk: Low risk





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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	3	1
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales EU Directive 2002/91/EC 		