



**NESBITT & SONS**  
ESTATE AGENTS



## Flat 12 2 East Shore Way, Portsmouth, PO3 6GD

### £200,000

Welcome to this charming purpose-built apartment located at 2 East Shore Way in the picturesque area of Milton. This delightful residence offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or small families seeking a tranquil living environment.

The apartment features a spacious reception room, providing an inviting space for relaxation and entertaining guests. With two well-appointed bedrooms, there is ample room for rest and privacy. The property also boasts two modern bathrooms, ensuring that morning routines are both efficient and comfortable.

One of the standout features of this apartment is the dedicated parking space for one vehicle, a valuable asset in this desirable location. Residents will appreciate the proximity to Milton Common and the beautiful shoreline, perfect for leisurely walks and outdoor activities.

This property presents an excellent opportunity for those looking to enjoy a serene lifestyle while remaining close to local amenities. With its appealing layout and prime location, this apartment is not to be missed. We invite you to explore the potential of this lovely home and envision your future here at East Shore Way.



Communal Entrance

Entrance Hallway



En-Suite 6'9 x 5'5 (2.06m x 1.65m)



Bedroom One 12'2 x 10'10 max (3.71m x 3.30m max)



Bedroom Two 9'10 x 8'8 (3.00m x 2.64m)



Bathroom 9'5 x 5'1 (2.87m x 1.55m)



Open Plan Living Room/Kitchen 19'6 x 12'7 (5.94m x 3.84m)

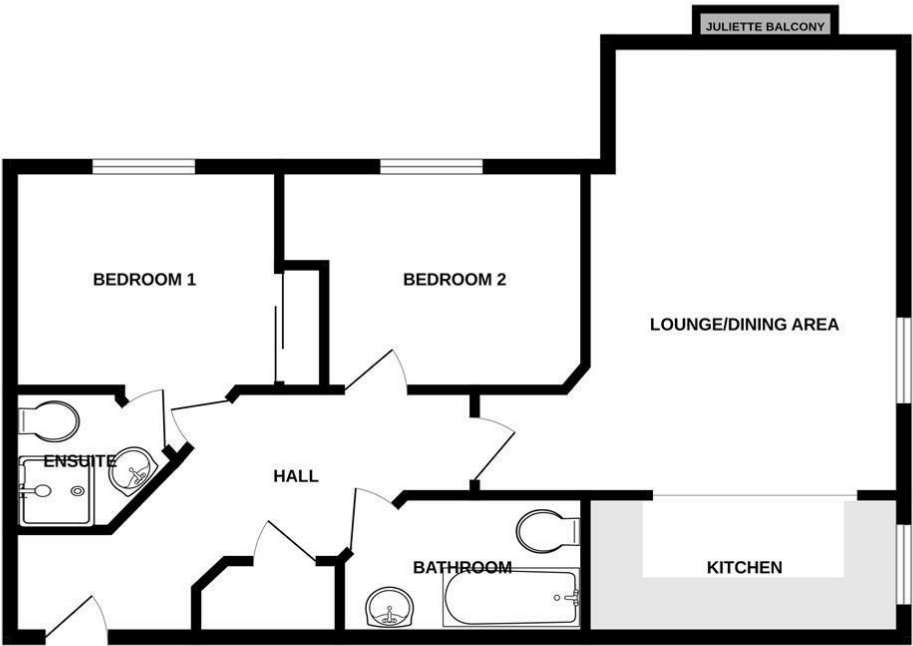


Outside

Allocated Parking Space

Floor Plan

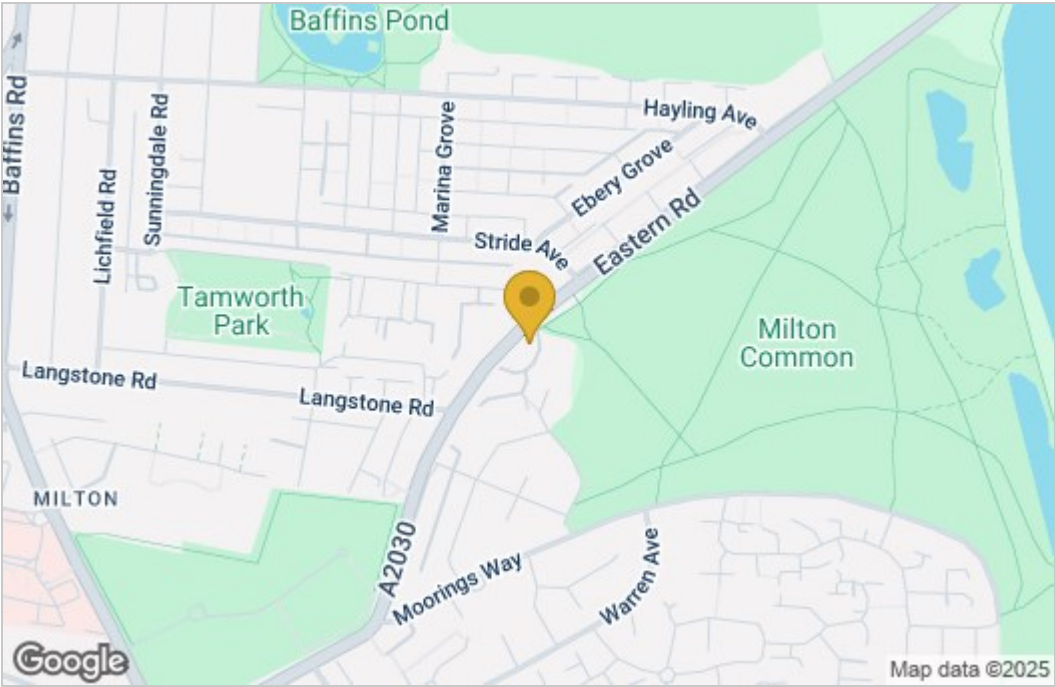
GROUND FLOOR



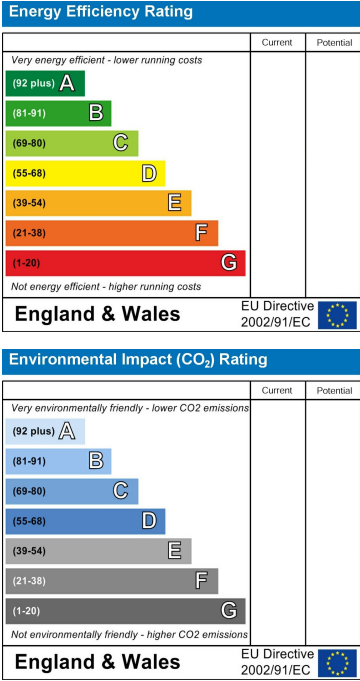
2 BEDROOM APARTMENT

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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Area Map



Energy Efficiency Graph



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