



**NESBITT & SONS**  
ESTATE AGENTS



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

### Guide price £195,000

\*\*\* Guide Price - £195,000 to £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



Communal Entrance

Entrance Hallway



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



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



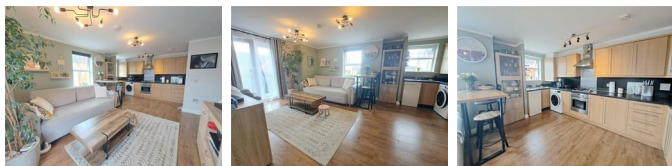
Bedroom Two 9'10 x 8'8 (3.00m x 2.64m)



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)

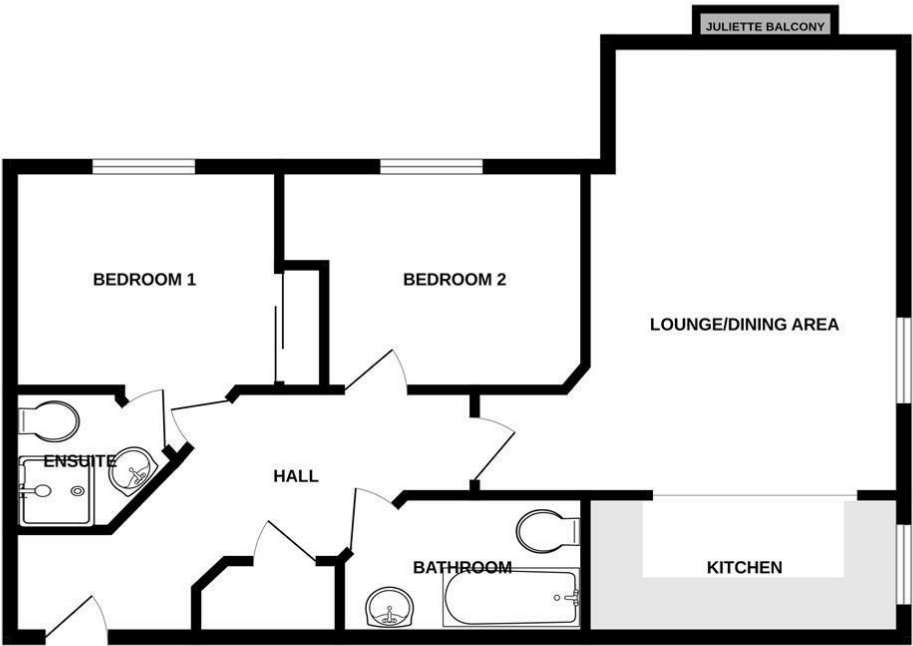


Outside

Allocated Parking Space

Floor Plan

GROUND FLOOR



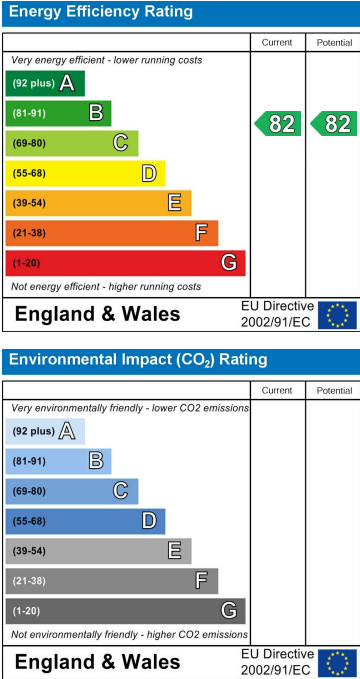
2 BEDROOM APARTMENT

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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