



Nesbits

Established 1921

Flat 10 Gannet House, 5 Eastern Parade, Southsea, PO4 9RA

£210,000

Flat 10 Gannet House, 5 Eastern Parade, Southsea, PO4 9RA

PRIME SEAFRONT LOCATION for this purpose-built TWO BEDROOM GROUND FLOOR APARTMENT with allocated car space, secure entry, replacement double-glazing, gas central heating with new boiler, and pleasant outlook. Keenly priced to allow for some attention. 'Gannet House' is a four/five-storey 1960s' development occupying a prominent corner position at the junction of Eastern Parade with Bruce Road, directly opposite Southsea Tennis Club. Widely regarded as the area's premier residential address, this favoured position is just a few minutes' walk from The Seafront and some one mile only to the east of Southsea Town Centre (Palmerston Road Shopping Precinct) with its wide range of public amenities. Its corner position, bounded by the building's communal gardens on two sides, grants Flat 10 a bright outlook to the south and east. The interior has been the subject of relatively recent up-dating in parts but, as stated, will now reward an element of refurbishment and attention to decor.



For a buyer with limited budget this modestly price blank canvas opportunity represents very good value for money in an otherwise expensive neighbourhood. It is available now to the open market with NO ONWARD CHAIN and full particulars are given as follows:

Glazed main door, with SECURITY ENTRY SYSTEM, to:

COMMON LOBBY

Stairs to upper floors.

FLAT 10

ENTRANCE HALL

Security intercom telephone. Built-in cupboard housing gas and electricity meters plus circuit breakers.

BATHROOM & W.C.

Contemporary white suite comprising: panelled bath with mixer tap plus independent shower mixer, low flush w.c. with concealed cistern, and semi-inset handbasin with mixer tap plus cupboard under. Extractor. Tiled walls. Single panel radiator. 7 recessed ceiling spotlights.

BEDROOM ONE

13'3 x 9'9 (4.04m x 2.97m)

UPVC replacement double-glazed window to side elevation. Built-in airing/linen cupboard. Single panel radiator.

BEDROOM TWO

9'4 x 6'11 (2.84m x 2.11m)

Tall UPVC replacement double-glazed window to side elevation; adjacent similar door. Single panel radiator. Newly-installed 'Alpha' gas fired central heating boiler.

KITCHEN/DINING ROOM

16'2 x 7'4 (4.93m x 2.24m)

Kitchen Area: range of fitted base and wall cupboards, work surfaces with tiled surround, inset single drainer stainless steel sink unit with mixer tap. Gas cooker point. Plumbing for washing machine.

Dining Area: UPVC replacement double-glazed window to front elevation; similar adjacent door. Double panel radiator. Square opening to:

DUAL-ASPECT LIVING ROOM

13'4 x 12'7 (4.06m x 3.84m)

UPVC replacement double-glazed windows to the front and side. Single panel radiator. Door from Entrance Hall.

OUTSIDE

Lawned and planted communal gardens.

ALLOCATED CAR SPACE (No.12)

There is an Outside Store - No. 12

GENERAL INFORMATION

TENURE: 999 years leasehold from 1.11.2017. The building Freehold is owned by a residents' management company.

MAINTENANCE CHARGE: £1435.77 p.a. (to 23.06.2024).

COUNCIL TAX: Band 'C' - £1,844.85 per annum (2024-25).

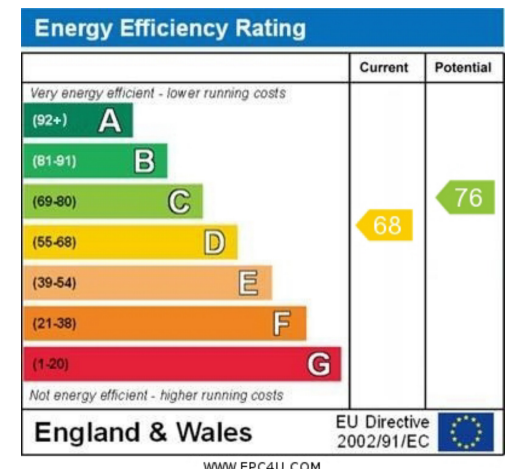
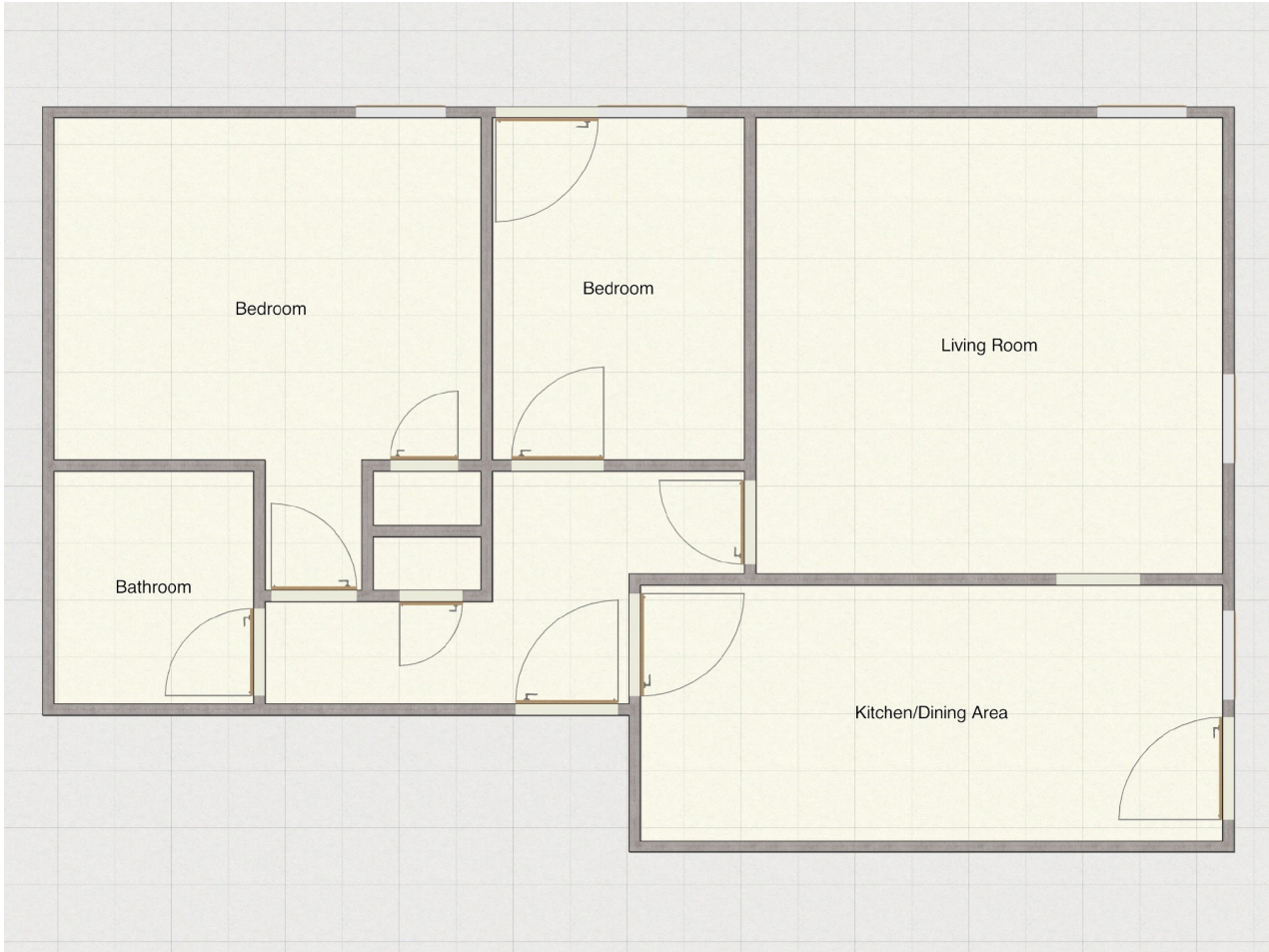
EPC 'D'

VIEWING

By appointment with SOLE AGENTS, D. M. NESBIT & CO. (17665/044272)







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