



Flat 6 Cresta Court, Eastern Parade, Southsea, PO4 9RS

NEWLY REFURBISHED THROUGHOUT and enjoying a PRIME SEAFRONT LOCATION with delightful outlook, this well-appointed, attractively presented and unusually spacious TWO BEDROOM FIRST FLOOR APARTMENT benefits from a private garage, lift service, secure entry, communal central heating, equipped kitchen, and replacement double-glazing. 'Cresta Court' is a prestigious, late-1960s, four-storey development positioned upon Eastern Parade, widely regarded as the area's premier residential address, some one mile only from Southsea Town Centre (Palmerston Road Shopping Precinct) and within comfortable reach of a wide range of public amenities. From its elevated position, Flat 6 itself boasts charming, southerly views towards Southsea Tennis Club and adjacent cricket ground, ornamental gardens, and significant glimpse of The Solent beyond.



The apartment has, as stated, just seen the completion of a comprehensive programme of up-grading and re-decoration, being presented now to a first-class standard. Offered with the further asset of NO ONWARD CHAIN, full details are given as follows and early enquiry is urged:

Approached via side of building and through a CANOPIED MAIN ENTRANCE having steps and ramp to a pair of glazed outer doors to:

LOBBY

Pair of glazed inner doors, with SECURITY ENTRY SYSTEM, to:

COMMON HALLWAY

Lift and stairs to upper floors.

FIRST FLOOR LANDING

Private lock-up store cupboard.

FLAT 6

ENTRANCE HALL

Double built-in cloaks and storage cupboard, single built-in storage cupboard, built-in airing cupboard housing hot water tank. Security intercom telephone.

BATHROOM & W.C.

Contemporary white suite comprising: panelled bath with mixer tap and shower attachment, semi-inset handbasin with mixer tap plus cupboard under, and low flush w.c. with concealed cistern, all with tiled surround. Vertical towel rail/radiator. UPVC replacement obscure sash-style double-glazed window to

rear elevation.

SHOWER ROOM & W.C.

Contemporary white suite comprising: semi-inset handbasin with mixer tap plus cupboard under, low flush w.c. with concealed cistern, and tiled shower cubicle. Vertical towel rail/radiator. UPVC replacement obscure sash-style double-glazed window to rear elevation.

KITCHEN

9'6 x 8'10 (2.90m x 2.69m)

Fitted and equipped with: base and wall cupboards, woodblock-effect work surfaces and upstand, 1½ bowl single drainer acrylic inset sink with mixer tap, fan-assisted electric oven, and 4-ring ceramic hob with extractor canopy. Plumbing for washing machine. UPVC replacement part sash-style double-glazed window to rear elevation.

DUAL-ASPECT BEDROOM ONE

16'4 x 10'0 (4.98m x 3.05m)

UPVC replacement part sash-style double-glazed windows to side and rear elevations. Single panel radiator.

BEDROOM TWO

10'3 x 9'8 (3.12m x 2.95m)

UPVC replacement part sash-style double-glazed window to rear elevation. Pair of double fitted wardrobes. Single panel radiator.

LIVING ROOM

19'5 x 16'0 (5.92m x 4.88m)

Square bay window to front elevation having UPVC replacement part sash-style double-glazing and granting delightful outlook across

Seafront gardens, tennis courts and cricket pitch towards The Solent beyond. Regency-style fire surround with point for electric fire. Single panel radiator. Square opening to:

DINING ROOM

14'10 x 10'9 (4.52m x 3.28m)

UPVC replacement part sash-style double-glazed window to front elevation granting outlook as Living Room. Single panel radiator.

OUTSIDE

'Cresta Court' stands well back from the road behind its own landscaped garden with lawn, trees and shrubs. To the rear is a

PRIVATE GARAGE

16'9 x 7'8 (5.11m x 2.34m)

Of brick construction under a flat roof and having up-and-over door.

GENERAL INFORMATION

Tenure: 999 years leasehold from 1st April 2010 (985 years remaining). The building freehold is owned by a residents' management company.

Service Charge: £3,067.39 per annum (to December 2024), to include communal central heating.

COUNCIL TAX

Band 'E' - £2,536.66 per annum (2024-25)

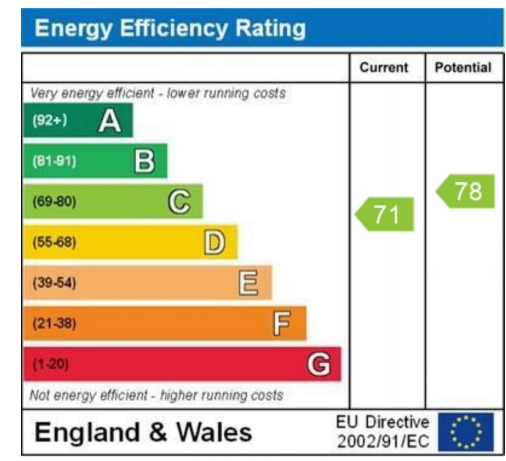
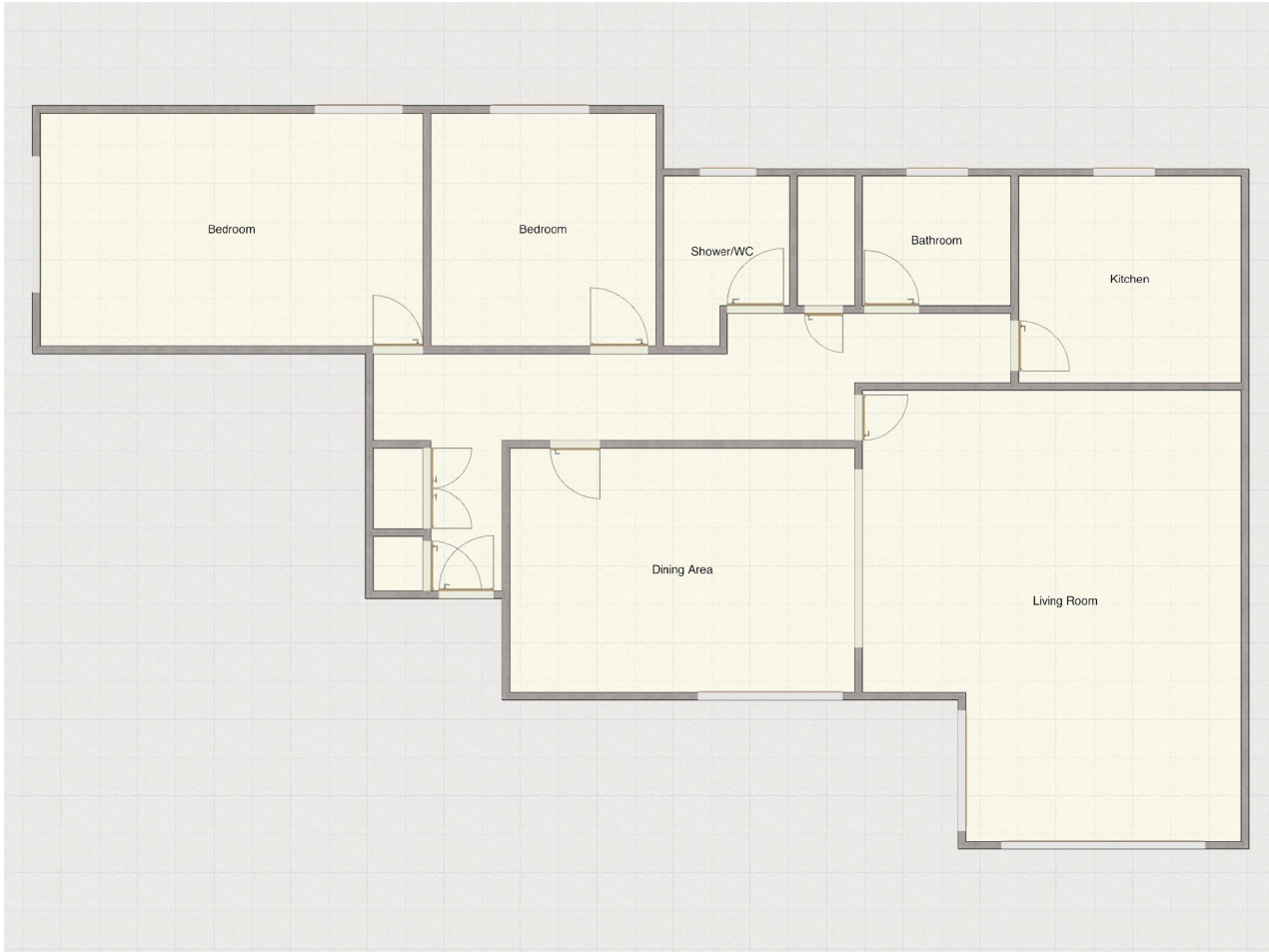
EPC 'C'

VIEWING

By appointment with SOLE AGENTS, D. M. NESBIT & CO. (17687/050330)







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