



Flat 8 Chacksfield Court, 29 Craneswater Park, Southsea, PO4 0NX

Price £248,000

## Flat 8 Chacksfield Court, 29 Craneswater Park, Southsea, PO4 0NX

Enjoying a highly sought-after location immediately OFF THE SEAFRONT, this purpose-built TWO DOUBLE BEDROOM SECOND FLOOR APARTMENT benefits from private garage, lift service, gas central heating, secure entry, and replacement double-glazing. It is very keenly priced to reflect the need for modest refurbishment. Built around 1971, 'Chacksfield Court' is an attractive six-storey development comprising twenty apartments. Set well back from the road behind its own garden forecourt, the building stands on the east side of Craneswater Park close to the junction with St Helens Parade. This prime residential address is a level walk of just a few minutes from The Seafront, Canoe Lake and open beach, whilst also some three-quarters of a mile only from Southsea Town Centre (Palmerston Road Shopping Precinct) with its wide range of public amenities.



Available to the open market with the further asset of NO ONWARD CHAIN, Flat 8 is presented in reasonable order throughout and with a number of improvements made to its original specification. We think it fair to observe that it would reward an element of updating and attention to decor, now offering a desirable blank canvas opportunity for incoming owners to implement their own tastes and ideas. Full details are given as follows and early enquiry is urged:

Canopied approach to:

### **RECESSED MAIN ENTRANCE**

Having glazed door, with SECURITY ENTRY SYSTEM, to:

### **COMMON LOBBY**

Lift and stairs to upper floors. Rear entrance door.

### **2nd FLOOR LANDING**

Refuse disposal chute.

### **FLAT 8**

### **SPACIOUS RECEPTION HALL**

18'3 x 9'9 (5.56m x 2.97m)

Ideal for use as a Home Office etc., and benefitting from excellent storage. Three double built-in cupboards, one housing electricity meter and circuit breakers;

additional deep cupboard. Double panel radiator. Security intercom telephone.

### **BATHROOM & W.C.**

10'1 x 5'11 (3.07m x 1.80m)

White suite comprising: panelled bath with mixer tap and shower attachment plus independent shower mixer, pedestal handbasin, low flush w.c. Vertical radiator/towel rail. Part-tiled walls. UPVC replacement obscure double-glazed window.

### **KITCHEN**

9'5 x 8'7 (2.87m x 2.62m)

Fitted and equipped with: base and wall cupboards, work surfaces with tiled surround, 1½ bowl single drainer acrylic inset sink with mixer tap, electric oven, and 4-ring ceramic hob with extractor canopy. Plumbing for washing machine. 'Vaillant' gas fired central heating and hot water boiler. Obscure-glass sliding door from Reception Hall. UPVC replacement double-glazed window to side (north) elevation.

### **BEDROOM ONE**

13'2 x 9'6 (4.01m x 2.90m)

Coved ceiling. UPVC replacement double-glazed window to front (west) elevation. Single panel radiator. Built-in double wardrobe.

### **BEDROOM TWO**

14'0 x 7'5 (4.27m x 2.26m)

Coved ceiling. UPVC replacement double-glazed window to front (west) elevation. Single panel radiator. Built-in double wardrobe.

### **LIVING ROOM**

17'2 x 12'5 (5.23m x 3.78m)

Coved ceiling. Square bay window to front (west) elevation having UPVC replacement double-glazing and pleasant aspect. Double panel radiator.

### **OUTSIDE**

### **PRIVATE GARAGE (No. 22)**

17'5 x 9'2 (5.31m x 2.79m)

A generous single with up-and-over door.

### **VISITORS' PARKING**

### **GENERAL INFORMATION**

Tenure: 156 years Leasehold from 29.9.2004 (136 years remaining).

Service Charge: £1,850.00 per annum.

Ground Rent: £150 per annum.

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

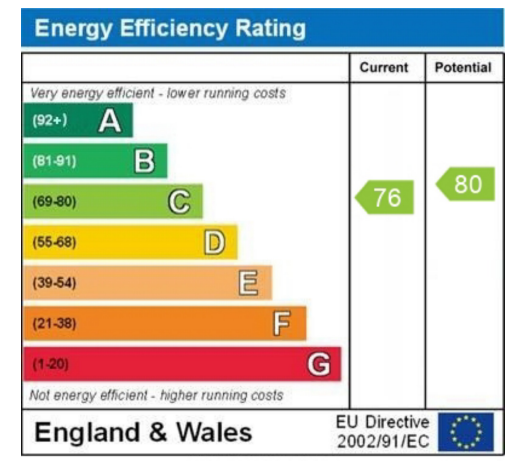
### **EPC 'C'**

### **VIEWING**

By appointment with SOLE AGENTS,  
D. M. NESBIT & CO.  
(17840/050326)







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