



Flat 19 Cresta Court, Eastern Parade, Southsea, PO4 9RS

PRIME SEAFRONT LOCATION for this unusually spacious TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT benefitting from delightful outlook, private garage, lift service, secure entry and communal central heating; now very keenly priced to reflect a need for general refurbishment, and presenting a desirable blank canvas opportunity with much potential. 'Cresta Court' is a prestigious and attractive 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 an extensive range of public amenities. From its elevated position, Flat 19 itself enjoys delightful southerly views towards Southsea Tennis Club and adjacent cricket ground, ornamental gardens, and glimpses of The Solent beyond.



The apartment's current specification is somewhat dated and will, as stated, reward a programme of up-dating, this being allowed for in an asking price which, in our view, grants an incoming owner ample scope to implement their own tastes and ideas, creating a home with much to commend it. Available now to the open market with further asset of NO ONWARD CHAIN, full particulars are given as follows and early enquiry is urged:

Canopied approach to pair of glazed outer main doors to:

LOBBY

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

COMMON HALLWAY

Lift and stairs to upper floors.

FLAT 19

ENTRANCE HALL

Coved, Artex ceiling. Built-in cupboard with shelves and electricity meter. Double built-in cloaks and storage cupboard. Built-in airing/linen cupboard with lagged hot water tank and slatted shelves. Electric panel heater. Security intercom telephone.

BATHROOM & W.C.

Coloured suite comprising: panelled bath with mixer tap and shower attachment, pedestal handbasin, and low flush w.c. Part-tiled walls. Obscure-glass sash window. Artex ceiling.

SHOWER ROOM & W.C.

Coloured suite comprising: pedestal handbasin, low flush w.c., and shower cubicle with "Aqualisa"

mixer. Heated towel rail. Part-tiled walls. Obscure-glass sash window. Artex ceiling.

KITCHEN

9'4 x 8'10 (2.84m x 2.69m)

Fitted and equipped with: base and wall cupboards, work surfaces with tiled surround, 1½ bowl stainless steel inset sink with mixer tap, electric oven, and 4-ring electric hob with integrated extractor. Plumbing for washing machine. Part-sash window to rear elevation incorporating extractor. Artex ceiling.

BOX ROOM

10'11 x 5'2 (3.33m x 1.57m)

Coved Artex ceiling. NOTE: formerly part of the adjoining Dining Room, this room is suitable for a variety of purposes (study/office, playroom, utility area, general storage etc.), or could be re-incorporated to create a larger reception space.

BEDROOM ONE

16'5 x 10'0 (5.00m x 3.05m)

A dual-aspect room with part-sash windows to the rear and side. Fitted wardrobes flanking a recess for double bed having cabinets and overhead storage. Double panel radiator. Electric panel heater. Artex ceiling.

BEDROOM TWO

10'1 x 9'7 (3.07m x 2.92m)

Artex ceiling. Part-sash window to rear elevation. Triple fitted wardrobe. Single panel radiator.

LIVING AND DINING ROOM

Living Area

19'6 x 16'3 (5.94m x 4.95m)

Coved, Artex ceiling. Wide square bay to front elevation having part-sash windows and granting

delightful outlook across the building's own grounds towards Seafront gardens, tennis courts and cricket pitch, with glimpses of The Solent beyond. Regency-style fire surround with point for electric fire. Single panel radiator. Square opening to:

Dining Area

10'11 x 9'0 (3.33m x 2.74m)

Coved, Artex ceiling. Part-sash window to front elevation with outlook as Living Area. Single panel radiator. NOTE: this area could be increased in width to around 14ft through the incorporating of the currently separated Box Room.

OUTSIDE

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

PRIVATE GARAGE

16'8 x 7'7 (5.08m x 2.31m)

At rear of building. Up-and-over door.

VISITORS PARKING.

GENERAL INFORMATION

Tenure: 999 years leasehold from 01/04/2010 (985 years remaining). The building Freehold is owned by a residents' management company. Service Charge: £3,067.39 p.a., to include communal central heating.

COUNCIL TAX

Band 'D' - £2,075.45 per annum (2024-25).

EPC 'E'

VIEWING

By appointment with SOLE AGENTS, D. M. NESBIT & CO. (17914/051358)



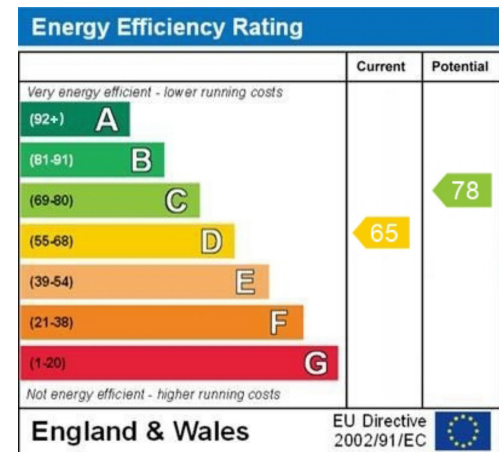




First Floor

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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