



**Nesbits**

Established 1921

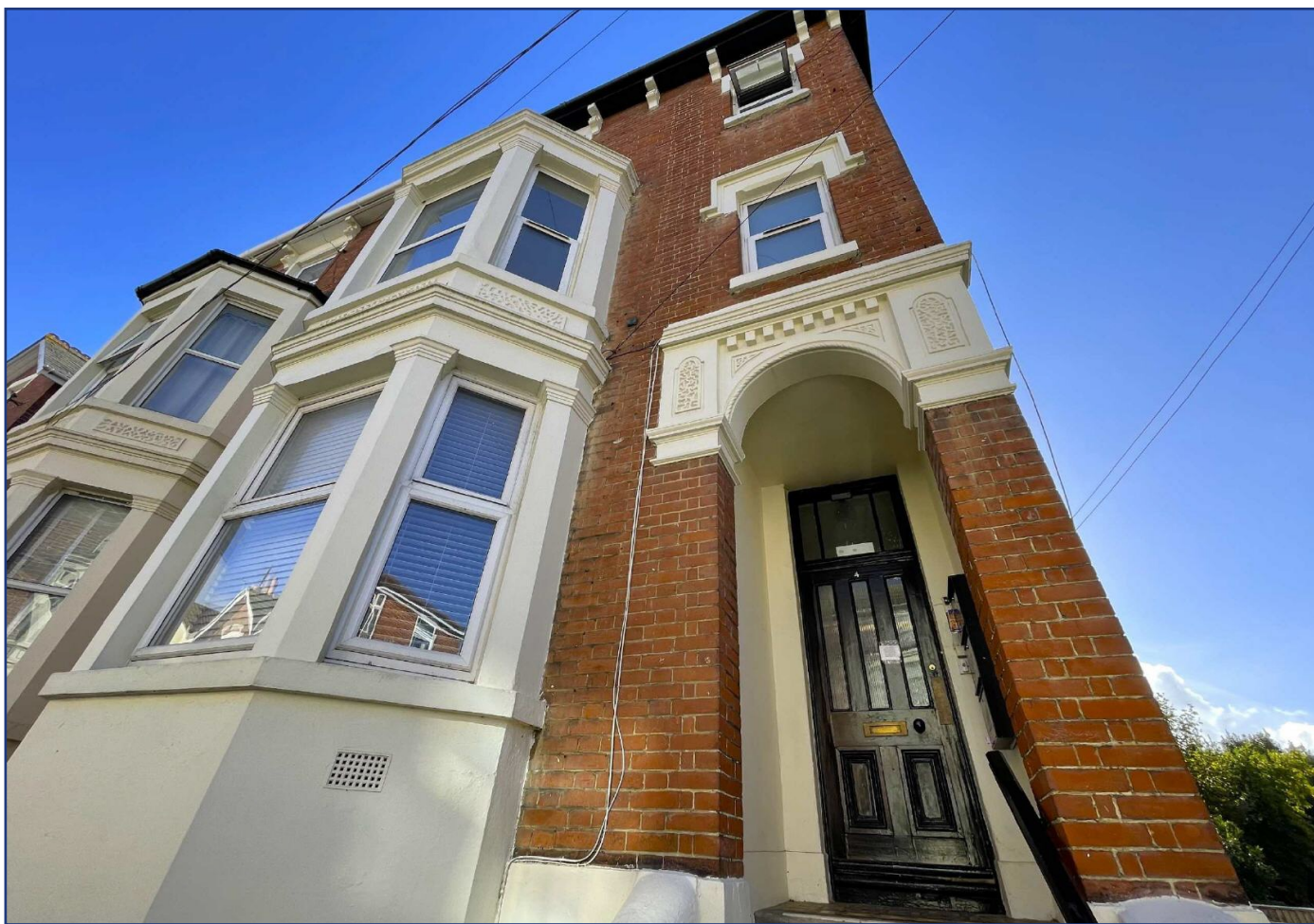
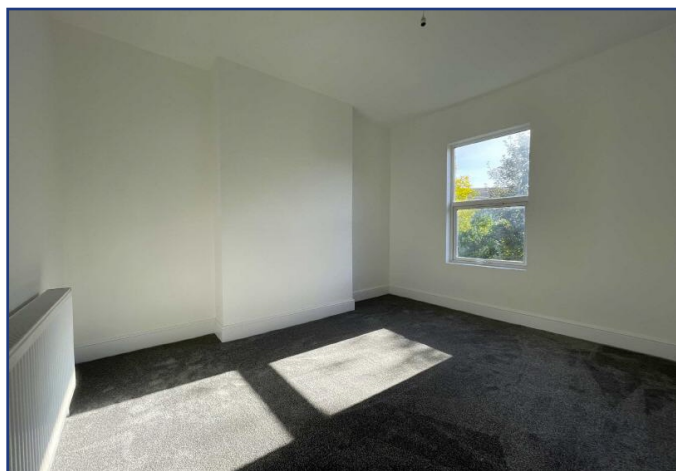
**Flat 3, 4 Waverley Grove, Southsea, PO4 0PZ**

**Price £159,995**



## Flat 3, 4 Waverley Grove, Southsea, PO4 0PZ

NEWLY REFURBISHED and enjoying a very convenient location close to The Seafront and Southsea Town Centre, this spacious ONE BEDROOM FIRST FLOOR CHARACTER APARTMENT benefits from equipped kitchen, replacement double-glazing, and gas fired central heating. A truly 1st-class opportunity, either for owner-occupation or investment. Waverley Grove runs between Waverley Road and St Ronan's Road, No. 4 being on the south side a short distance from the former. This popular residential address is a little over a quarter of a mile only from Southsea Seafront and places a wide range of public amenities within a one mile radius, including: Palmerston Road Shopping Precinct, other local shops and eateries, main-line station, bus services, and various schools. Flat 3 itself is one of four units within a substantial, semi-detached, late-Victorian building having brick elevations under a modern tiled roof, the facade incorporating recessed porch and triple bay window.



Available now with the further asset of NO ONWARD CHAIN, full particulars of this well-appointed and attractively presented apartment are given as follows and early enquiry is invited:

Steps up to:

### **ARCHED, RECESSED PORCH**

Post boxes. Part-glazed main front door to:

### **COMMON HALLWAY**

Coved ceiling. UPVC replacement double-glazed window to side elevation. Stairs to upper floors.

### **FLAT 3**

### **ENTRANCE HALL**

Two UPVC replacement double-glazed windows to side elevation.

### **SHOWER ROOM & W.C.**

8'6 x 4'7 (2.59m x 1.40m)

Contemporary white suite comprising: handbasin with mixer tap plus cupboard under, low flush w.c. with concealed cistern, and walk-in tiled shower cubicle. Vertical radiator/towel rail. UPVC replacement obscure double-glazed window to front elevation. Two recessed ceiling spotlights.

### **LIVING ROOM**

15'5 x 14'5 (4.70m x 4.39m)

Coved ceiling. Splay bay window to front elevation having UPVC replacement double-glazing. Double panel radiator.

Arched opening from Entrance Hall to:

### **INNER HALL**

Single panel radiator. Opening through to:

### **KITCHEN**

9'9 x 8'2 (2.97m x 2.49m)

Fitted and equipped with: base and wall cupboards, work surfaces with tiled surround, single drainer stainless steel inset sink with mixer tap, fan-assisted electric oven, 4-ring gas hob with extractor canopy, 'fridge/freezer. Plumbing for washing machine. Cupboard housing 'Worcester' gas fired central heating and hot water boiler. Wood-laminate flooring. UPVC replacement double-glazed window to rear elevation. 6 recessed ceiling spotlights.

### **BEDROOM**

12'11 x 10'9 (3.94m x 3.28m)

UPVC replacement double-glazed

window to rear elevation. Double panel radiator. Door from Inner Hall.

### **GENERAL INFORMATION**

Tenure: Leasehold, extended and now for a term of 125 years from 17.12.2015 (116 years remaining).

Service Charge: £1,389.44 per half year. Ground Rent: Nil.

### **COUNCIL TAX**

Band 'A' - £1,453.95 per annum (2025-26).

### **EPC**

Energy Rating 'C' (Floor Area 57 sq m approx).

### **VIEWING**

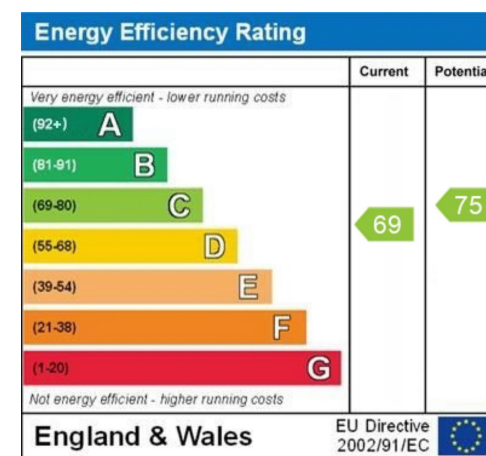
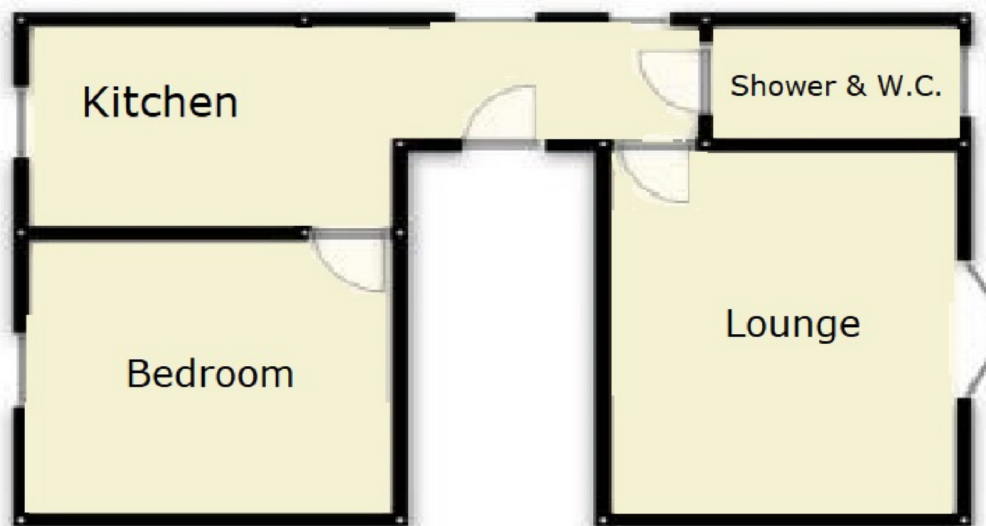
By appointment with SOLE AGENTS, D. M. NESBIT & CO. (17921/051363)











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