



Nesbits

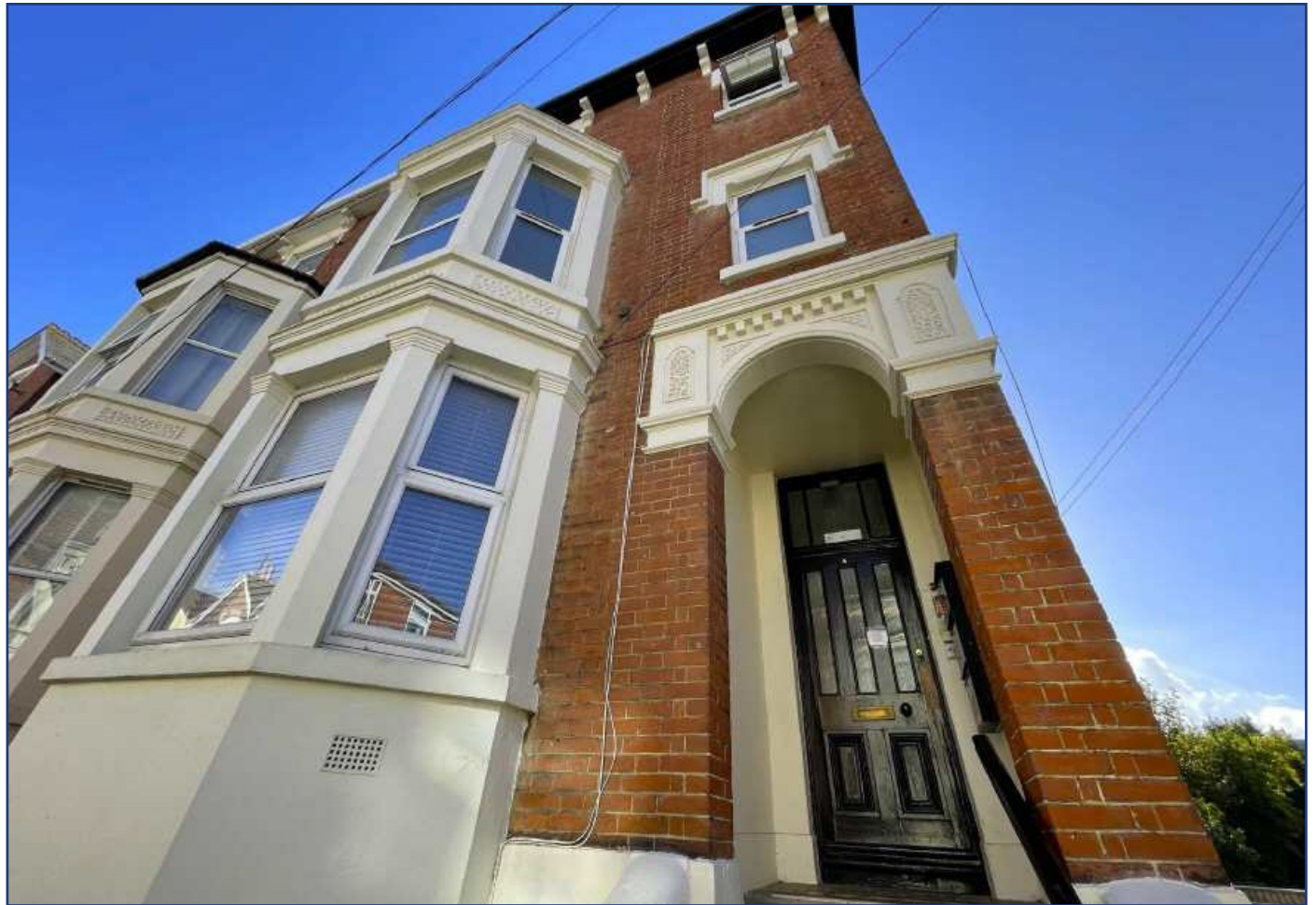
Established 1921

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: £1,927.50 per annum.

Ground Rent: Nil.

COUNCIL TAX

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

EPC

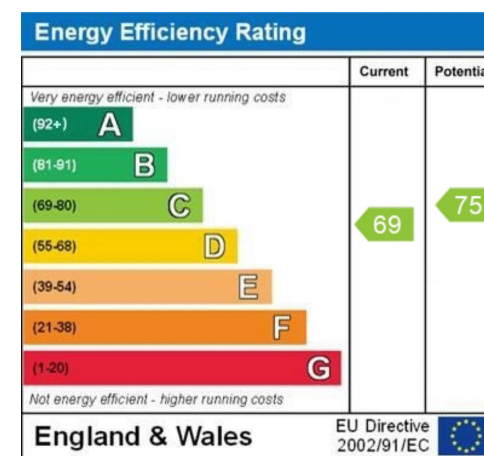
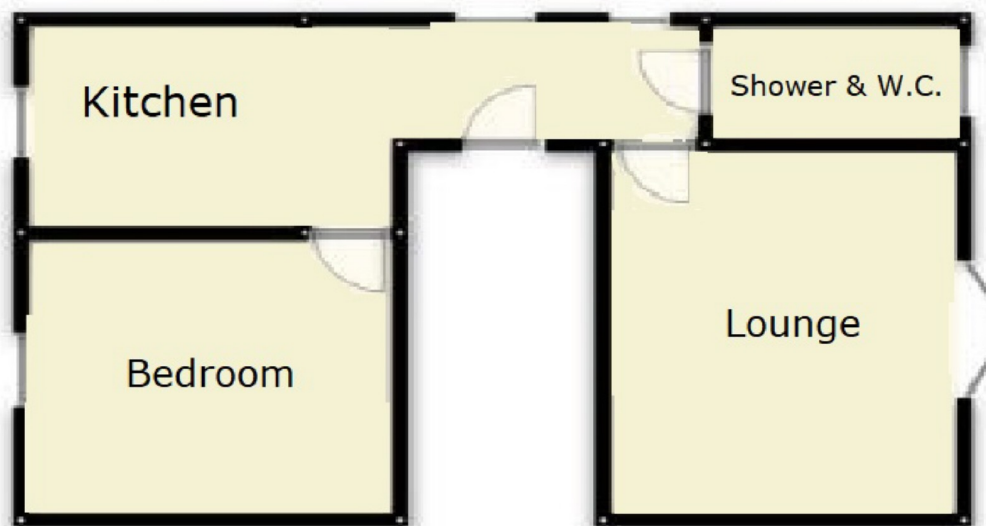
Energy Rating 'C' (Floor Area 57 sq m approx).

VIEWING

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







WWW.EPC4U.COM

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

D.M.Nesbit & Company 7 Clarendon Road, Southsea, Portsmouth Hampshire PO5 2ED **T: 023 9286 4321** www.nesbits.co.uk

These Particulars are believed to be correct, but their accuracy is not guaranteed and they do not form any part of any contract

