



**Nesbits**

Established 1921

**Flat 6 The Berkeley, 34 South Parade, Southsea, PO4 0TR**

**Price £289,995**



## Flat 6 The Berkeley, 34 South Parade, Southsea, PO4 0TR

Prime SEAFRONT location for this well-appointed and attractively presented TWO DOUBLE BEDROOM FIRST FLOOR CHARACTER APARTMENT benefitting from allocated car space, lift service, period balcony, electric heating, secure entry, replacement double-glazing, and TRULY OUTSTANDING VIEWS TOWARDS THE SOLENT AND ISLE OF WIGHT. The Berkeley is an imposing and impressive five-storey late-Victorian building occupying a prominent position at the junction of South Parade with Kirkstall Road, directly opposite Southsea Esplanade and the open beach, a little over half a mile only from Southsea Town Centre (Palmerston Road Shopping Precinct) and convenient to a wide range of public amenities including local shops and eateries, bus services, main-line stations, various schools, and the many attractions of historic Old Portsmouth.



The outlook from Flat 6 itself is a striking feature, its living room, balcony and second bedroom commanding a delightful and fascinating panorama encompassing the open beach, South Parade Pier, and the wide expanse of The Solent with The Isle of Wight beyond. Available now to the open market with the further asset of NO ONWARD CHAIN, full details of this desirable opportunity are given as follows and early enquiry is urged:

Steps up to UPVC and obscure double-glazed main door to:

#### **LOBBY**

Inner door, with SECURITY INTERCOM SYSTEM, to:

#### **COMMON HALLWAY**

And through to:

#### **INNER HALL**

Lift to upper floors. Fine period staircase with ornamental newel posts and balustrade.

#### **FLAT 6**

#### **ENTRANCE HALL**

Built-in airing/linen cupboard with lagged hot water tank and slatted shelves. Walk-in storage cupboard with shelves. Security intercom telephone. Night

storage radiator with ornamental grille.

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

7'3 x 6'2 (2.21m x 1.88m)

White suite comprising: low flush w.c., pedetal handbasin with mixer tap, and panelled bath with 'Mira' shower mixer. Extractor. Tiled walls. Heated towel rail.

#### **BEDROOM ONE**

13'3 x 12'2 (4.04m x 3.71m)

Coved ceiling. UPVC replacement double-glazed window to rear elevation. Generous range of fitted and built-in bedroom furniture including overhead storage, cabinets, dressing surface and display niches. Night storage radiator.

#### **BEDROOM TWO**

12'10 x 8'8 (3.91m x 2.64m)

Coved ceiling. UPVC replacement double-glazed window to front elevation granting outlook across open beach to The Solent and Isle of Wight. Electric panel heater.

#### **LIVING ROOM**

19'9 x 13'5 (6.02m x 4.09m)

Coved ceiling. Wide splay bay window to front elevation having UPVC replacement double-glazing and incorporating a pair of French doors giving access to shallow, period BALCONY having low, railed balustrade. Marble period-style fire surround, the grate having coal-effect

electric fire. Night storage radiator with ornamental grille. Opening to:

#### **KITCHEN**

14'2 x 5'6 (4.32m x 1.68m)

Fitted base and wall cupboards, work surfaces with tiled surround, breakfast bar, 1½ bowl stainless steel inset sink with mixer tap. Electric cooker point, plumbing for washing machine. Three recessed ceiling spotlights.

#### **OUTSIDE**

ALLOCATED CAR SPACE: at rear of building, having vehicular access via Kirkstall Road.

#### **GENERAL INFORMATION**

Tenure: 125 years leasehold from 24th June 1987 (88 years remaining). The building Freehold is owned by a residents' management company. Service Charge: £3,109.86 per annum. Ground Rent: £50 per annum.

#### **COUNCIL TAX**

Band 'C' - £1,938.59 per annum (2025-26).

#### **EPC 'C'**

#### **VIEWING**

By appointment with  
D. M. NESBIT & CO.  
(17830/051355)

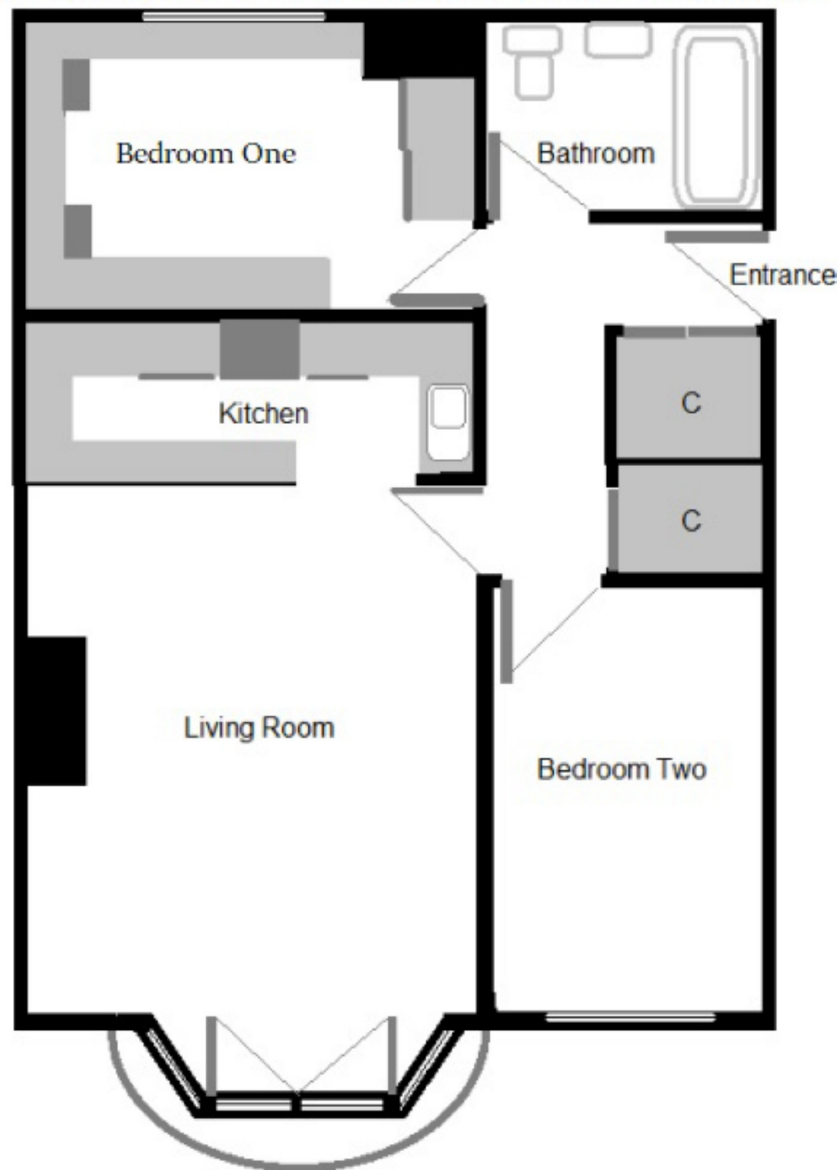








This Floor Plan Is Not Drawn To Scale & Is For Guidance Purposes Only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

WWW.EPC4U.COM

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