



Nesbits

Established 1921

Flat 31 Cumberland Court, Festing Road, Southsea, PO4 0NH

Price £348,000

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Enjoying a prime location JUST OFF THE SEAFRONT, this stylish, unusually spacious, and well-appointed TOP (2nd) FLOOR THREE BEDROOM CORNER APARTMENT (no lift) benefits from a private garage, sash-style replacement double-glazing, gas central heating, secure entry, pleasant outlook, and use of delightful communal grounds. One of a group of three prestigious 1930's mansion buildings, 'Cumberland Court' occupies a prominent position on the west side of Festing Road at its junction with St Helens Parade, within sight of Seafront Gardens. A few yards only from Canoe Lake, this sought-after and exceptionally convenient residential address places a wide range of public amenities within a radius of some one mile only, including: tennis courts and other recreation facilities, Southsea Town Centre (Palmerston Road Shopping Precinct), other local shops and eateries, bus services, schools, and main-line station.



Flat 31 itself is attractively presented throughout, boast good internal storage, and a pleasant outlook from windows on three sides. Available now to the open market with the further asset of NO ONWARD CHAIN, full particulars of this appealing opportunity are given as follows and early inspection is recommended:

RECESSED PORCH

Pair of glazed outer doors, having SECURE ENTRY SYSTEM, to:

LOBBY

Pair of multi-pane inner doors to:

COMMON HALLWAY

Stairs to upper floors.

FLAT 31

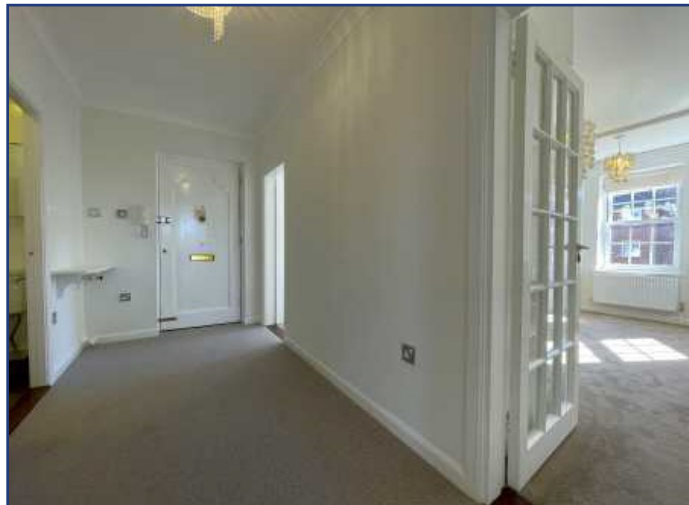
Imposing front door to:

RECEPTION HALL

Main Area: 13'10 x 5'9 (4.22m x 1.75m)
Coved ceiling. Double panel radiator with ornamental grille. Security intercom telephone. Built-in airing/linen cupboard with slatted shelves.

CLOAKS/UTILITY ROOM & W.C.

White suite comprising: low flush w.c. and inset handbasin having cupboard under. Full-height fitted cupboard with plumbing for washing machine and





space for tumble dryer. Cupboard housing electricity meter. Small obscure-glass window.

BATHROOM & W.C.

White suite comprising: panelled bath with mixer tap and shower attachment plus independent shower mixer, pedestal handbasin, low flush w.c. Contemporary radiator. Tiled walls. UPVC replacement obscure double-glazed window. 2 recessed ceiling spotlights.

KITCHEN

10'5 x 7'1 (3.18m x 2.16m)

Fitted and equipped with: base and wall cupboards, work surfaces with tiled surround, single drainer stainless steel inset sink with mixer tap, electric fan-assisted oven, 4-ring gas hob with



integrated extractor, refrigerator/freezer, dishwasher and microwave. Cupboard housing 'Worcester' gas fired central heating and hot water boiler. Single panel radiator. Tiled floor. UPVC replacement sash-style double-glazed window to rear elevation. UPVC and obscure double-glazed door to rear staircase. 5 recessed ceiling spotlights.

BEDROOM ONE

12'8 x 11'7 (3.86m x 3.53m)

Coved ceiling. Pair of UPVC replacement sash-style double-glazed windows to rear elevation. Double panel radiator. Wall-length range of deep built-in wardrobe and storage cupboards.

BEDROOM TWO

12'8 x 8'4 (3.86m x 2.54m)



Coved ceiling. Pair of UPVC replacement sash-style double-glazed windows to front elevation. Triple built-in wardrobe and storage cupboard. Double panel radiator.

BEDROOM THREE

13'2 (into bay) x 9'11 (4.01m (into bay)

Or separate Dining Room. UPVC replacement sash-style double-glazing to bay. Double built-in wardrobe and storage cupboard. Double panel radiator. Multi-pane door from Hall.

DUAL-ASPECT LIVING ROOM

16'4 x 11'11 (4.98m x 3.63m)

Coved ceiling. Three-part UPVC replacement sash-style double-glazed window to front elevation; similar smaller version to the (south) side granting outlook towards Seafront



Gardens. Period-style fire surround. Double panel radiator. Multi-pane door from Hall.

OUTSIDE

'Cumberland Court' stands in its own lawned and tree-planted gardens with seating, for communal use. Secure automatic vehicular gates leads to a driveway and the

PRIVATE GARAGE

16'3 x 8'0 (4.95m x 2.44m)

Having up-and-over door, light and power.

VISITORS' PARKING is also available.

GENERAL INFORMATION

Tenure: 150 years from Leasehold from 1971 (96 years remaining). The building Freehold is owned by a residents' management company. Flat 31 is not

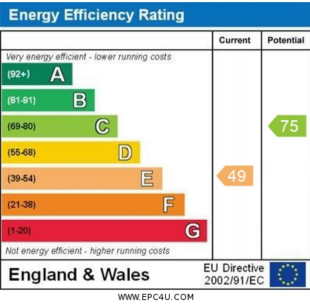
yet a shareholder.
Service Charge: £935 per quarter.
Council Tax: Band 'D' - £2,180.92 p.a. (2025-26).

EPC

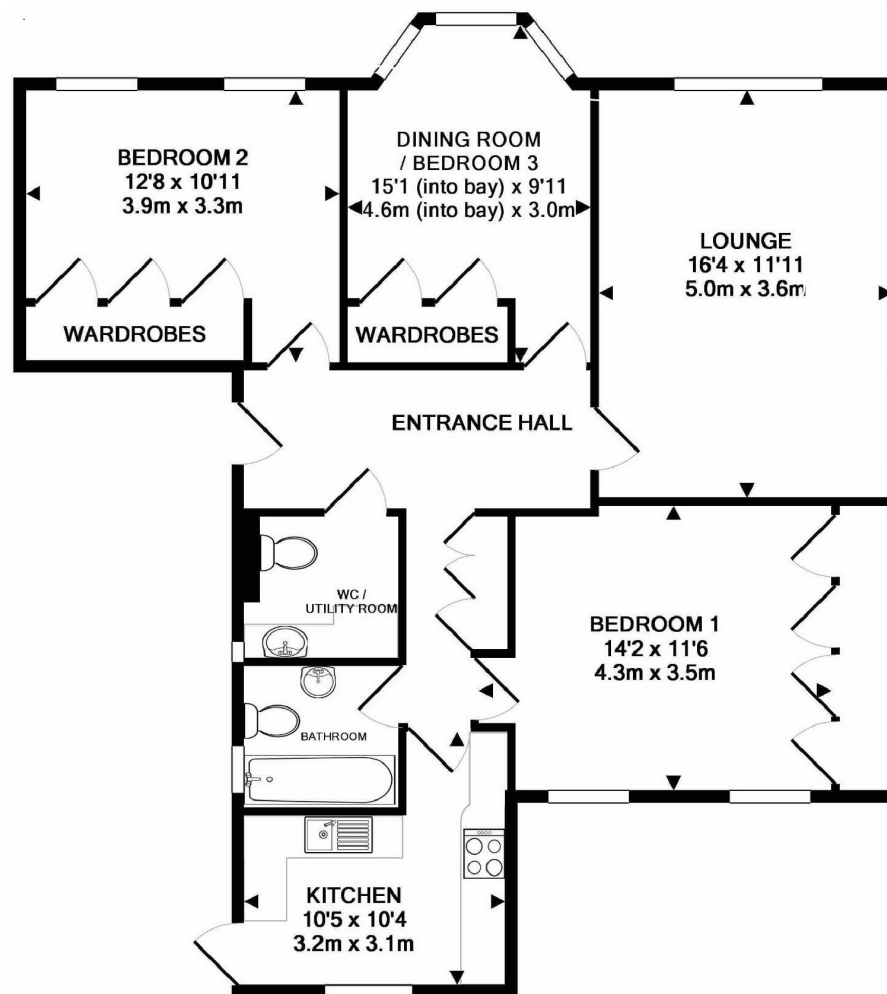
Energy Rating 'E' (Floor Area 91 sq m approx.)

VIEWING

By appointment with SOLE AGENTS,
D. M. NESBIT & CO.
(18020/054396)







TOTAL APPROX. FLOOR AREA 907 SQ.FT. (84.3 SQ.M.)

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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