



Flat 8 Charminster, 46 Craneswater Park, Southsea, PO4 ONU

Prime location JUST OFF THE SEAFRONT for this spacious, purpose-built THREE BEDROOM 3rd FLOOR APARTMENT benefitting from private garage, sun balcony, lift service, secure entry, communal central heating, and attractive outlook. One of Southsea's most prestigious and sought-after residential addresses, Craneswater Park is situated directly off St Helens Parade, moments only from The Seafront and open beach, and a level walk of only 3/4 mile from the Town Centre (Palmerston Road Shopping Precinct). This exceptionally convenient position places a wide range of public amenities within comfortable reach. Built in 1972, 'Charminster' is a superior and stylish six-storey development standing well back from the road behind its own lawned and tree-planted garden forecourt. Within the building's south wing, and enjoying sight of The Canoe Lake and Solent beyond from its generous balcony, Flat 8 itself is available now to the open market with the further asset of NO ONWARD CHAIN.



The apartment has been the subject of up-grading over past years, is presented in fair order, but would reward modest further refurbishment, offering now a blank canvas opportunity with considerable scope to create a quality home having much to commend it to discerning buyers. Full particulars are given as follows:

RECESSED PORCH

Having glazed, automatic main door, with SECURITY ENTRY SYSTEM, to:

COMMON LOBBY

Lift and stairs to upper floors. Door to rear of building and garages.

3rd FLOOR LANDING

Lock-up personal store cupboard. Refuse disposal chute.

FLAT 8

RECEPTION HALL

Textured plaster ceiling. Built-in cloaks and storage cupboard with electricity meter. Built-in linen cupboard with slatted shelves and lagged hot water tank. Security intercom telephone.

SHOWER ROOM & W.C.

(Formerly with bath). Contemporary white suite comprising: low flush w.c. with concealed cistern, handbasin with mixer tap and cupboard under, and walk-in shower with 'Mira' independent mixer. Vertical radiator/towel rail. Tiled walls.

CLOAKROOM & W.C.

Contemporary white suite comprising: handbasin and low flush w.c. Tiled walls. Extractor. Textured plaster ceiling.

BEDROOM ONE

14'2 x 10'1 (4.32m x 3.07m)

Textured plaster ceiling. UPVC replacement double-glazed window to rear elevation. Single panel radiator. Fitted wardrobe and storage cupboards, dressing recess.

BEDROOM TWO

13'10 x 7'10 (4.22m x 2.39m)

Plus door recess. Textured plaster ceiling. UPVC replacement double-glazed window to front elevation. Single panel radiator.

BEDROOM THREE

10'6 x 10'6 (3.20m x 3.20m)

Textured plaster ceiling. Fitted wardrobe and storage cupboards, dressing surface, and drawers. Single panel radiator. UPVC replacement double-glazed window to front elevation; adjacent similar door to Sun Balcony.

KITCHEN

10'7 x 8'11 (3.23m x 2.72m)

Fitted base and wall cupboards, work surfaces with tiled surround, single drainer stainless steel inset sink unit with mixer tap. Gas cooker point, the recess having integrated extractor canopy. Space for upright 'fridge/freezer. Water softener. Plumbing for washing machine. Double panel

radiator. UPVC replacement double-glazed window to rear elevation. Coved ceiling.

LIVING ROOM

14'3 x 14'0 (4.34m x 4.27m)

Textured plaster ceiling. Double panel radiator. Fitted storage unit and display niche. Pair of UPVC and double-glazed sliding patio doors to:

SUN BALCONY

20'0 x 4'0 (6.10m x 1.22m)

Tiled floor. Stainless steel and glass balustrade. Enjoying a bright, easterly outlook, and granting angled views to the south encompassing Canoe Lake Gardens with The Solent beyond.

OUTSIDE

PRIVATE GARAGE

16'0 x 8'0 (4.88m x 2.44m)

GENERAL INFORMATION

Tenure: 999 years leasehold from 1997, The building FREEHOLD is owned by a residents' management company.

Service Charge: £700 per quarter (to include communal central heating and hot water).

Council Tax: Band 'D' - £1,980.76 p.a. (2023-24).

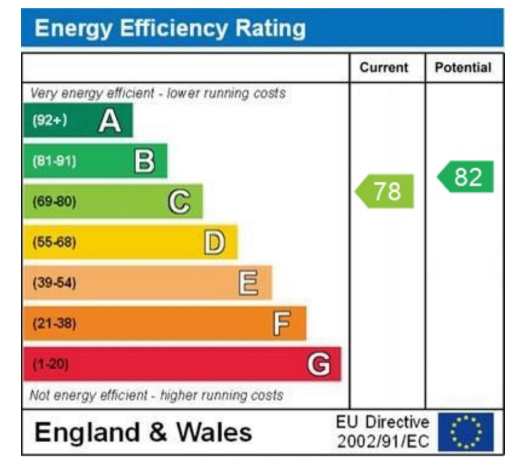
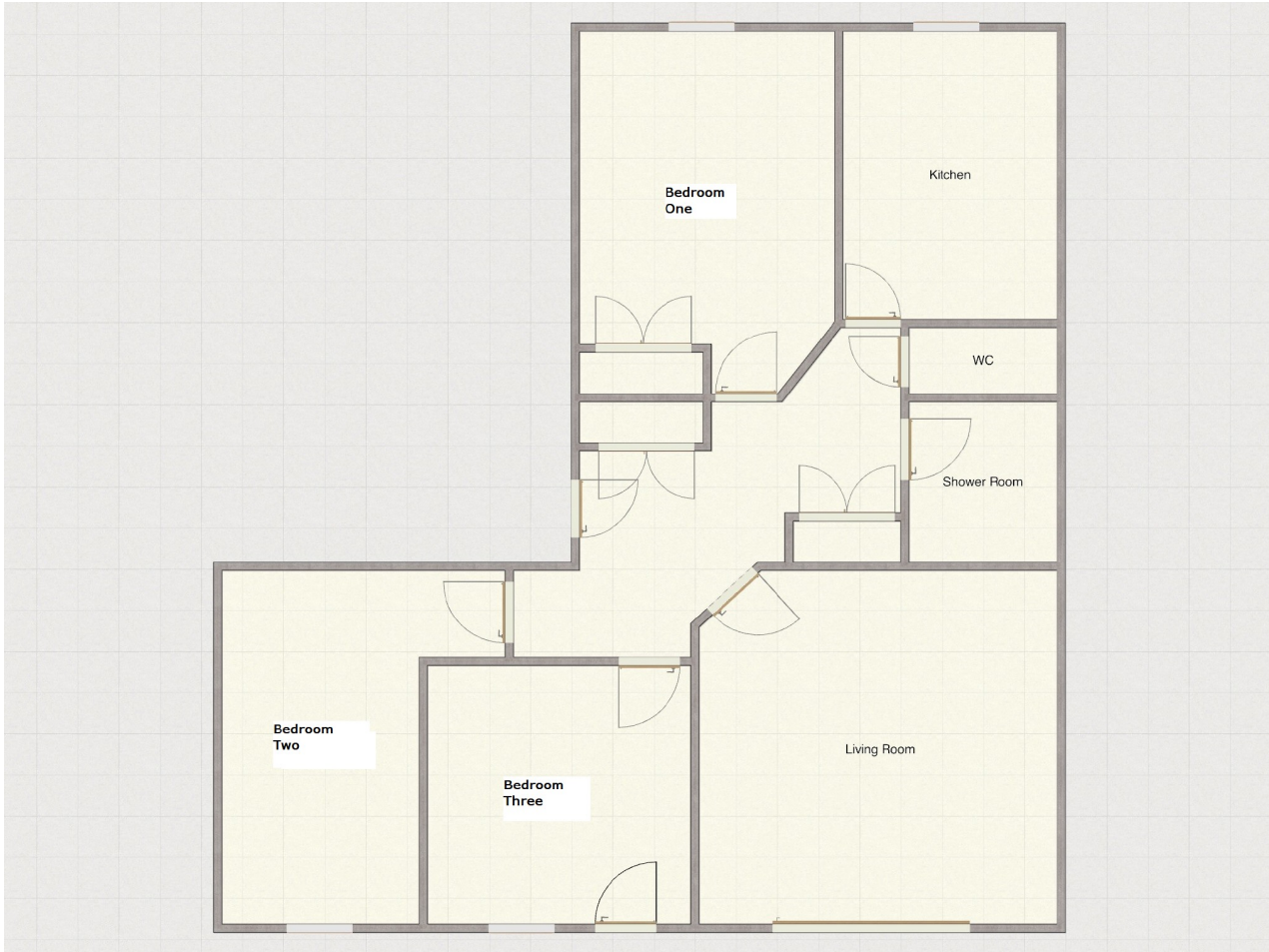
EPC 'C'

VIEWING

By appointment with SOLE AGENTS,
D. M. NESBIT & CO.
(17787/048315)







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