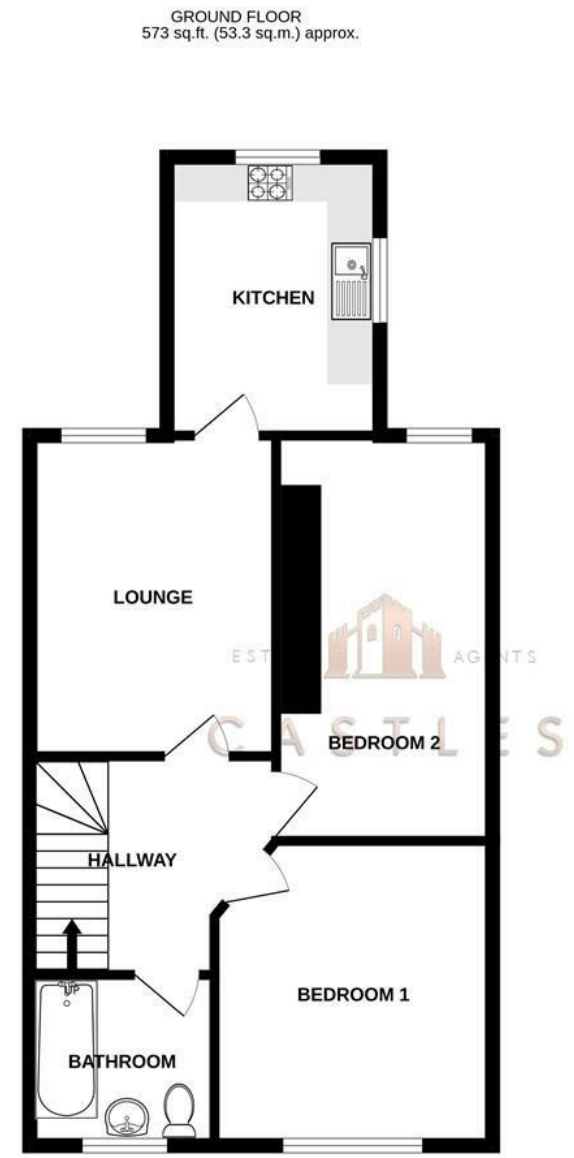


Floor Plan



TOTAL FLOOR AREA : 573 sq.ft. (53.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Flat 2, 35 Northcote Road
Southsea, PO4 0HR

We are pleased to welcome to the market this two bedroom first floor flat in the popular Southsea location of Northcote Road.

The property is immaculate throughout and features high ceilings and lots of period charm. There is a large lounge room which leads through to the newly fitted kitchen, two double bedrooms, three piece bathroom suite.

The current owners have advised us that this property benefits from a share of freehold.

This property would make a great first time buy for anyone looking to get their foot onto the ladder. It will also offer an excellent return for investment with estimated rental value of £1500pcm.

Additional benefits are that its within walking distance to the vibrant Albert Road which offers many different restaurants and bars, there is also easy access Southsea shops and the seafront.

For more information or to arrange a viewing please call Castles today.

Offers in excess of £210,000

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN

1 CASTLE STREET
PORTCHESTER
PO16 9QD



02394318899



CHARLES@CASTLESTATES.CO.UK
GARY@CASTLESTATES.CO.UK
SEAN@CASTLESTATES.CO.UK

COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

Flat 2, 35 Northcote Road

Southsea, PO4 0HR



- FIRST FLOOR FLAT
- CHARACTER FEATURES
- SHARE OF FREEHOLD
- CLOSE TO LOCAL SHOPS
- TWO LARGE BEDROOMS
- HIGH CEILINGS
- 950+ YEARS ON THE BACKGROUND LEASE

LOUNGE
9'6" x 12'5" (2.9 x 3.8)

KITCHEN
8'2" x 10'9" (2.5 x 3.3)

BATHROOM
5'6" x 6'6" (1.7 x 2.0)

BEDROOM 1
10'9" x 11'9" (3.3 x 3.6)

BEDROOM 2
8'2" x 15'8" (2.5 x 4.8)

Financial Services
If you are looking to get a comparison on your mortgage deal

then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth a last minute comparison before you purchase a property as the current deals can change weekly.

Solicitors
If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

Anti Money Laundering

Castles Estate Agents have a legal obligation to complete anti-money laundering checks via a portal called Credas. Please note the Credas AML check includes taking a copy of identification for each purchaser, a proof of address and proof of name document is required. Please note we cannot agree a transaction without the Credas AML check being completed.

