



## Flat 2, Ponsonby House St. James's Road , Southsea, PO5 4JB

**Guide price £150,000**

Nestled in the vibrant area of Southsea, this charming first floor flat on St. James's Road offers a delightful blend of comfort and convenience. The property features two spacious double bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable home office space.

The flat has a secure intercom, boasts a well-appointed reception room, perfect for relaxation or entertaining guests with a feature gas fireplace. The kitchen and bathroom are thoughtfully designed, ensuring functionality and ease of use. With gas central heating and double glazing, residents can enjoy a warm and quiet environment throughout the year.

One of the standout features of this property is its excellent location. Situated near the city centre and the picturesque seafront, you will have easy access to a variety of shops, restaurants, and recreational activities. Whether you fancy a leisurely stroll along the beach or a day of shopping, everything you need is just a stone's throw away.

Additionally, the property benefits from permit parking for one vehicle, providing peace of mind for those with a car. Ample storage throughout the flat ensures that you can keep your living space tidy and organised.

With its appealing features and prime location, this property is a wonderful opportunity for anyone looking to embrace the Southsea lifestyle. Don't miss your chance to make this lovely flat your new home.

- Two Double Bedrooms with Fitted Wardrobe
- Ample Storage Throughout
- Gas Central Heating & Double Glazed
- Permit Parking Allocated
- Low Utility Bills
- Central Southsea Location
- Easy Reach of Seafront
- Close to City Centre
- Great Transport Links
- Communal Courtyard and Own Storage Shed

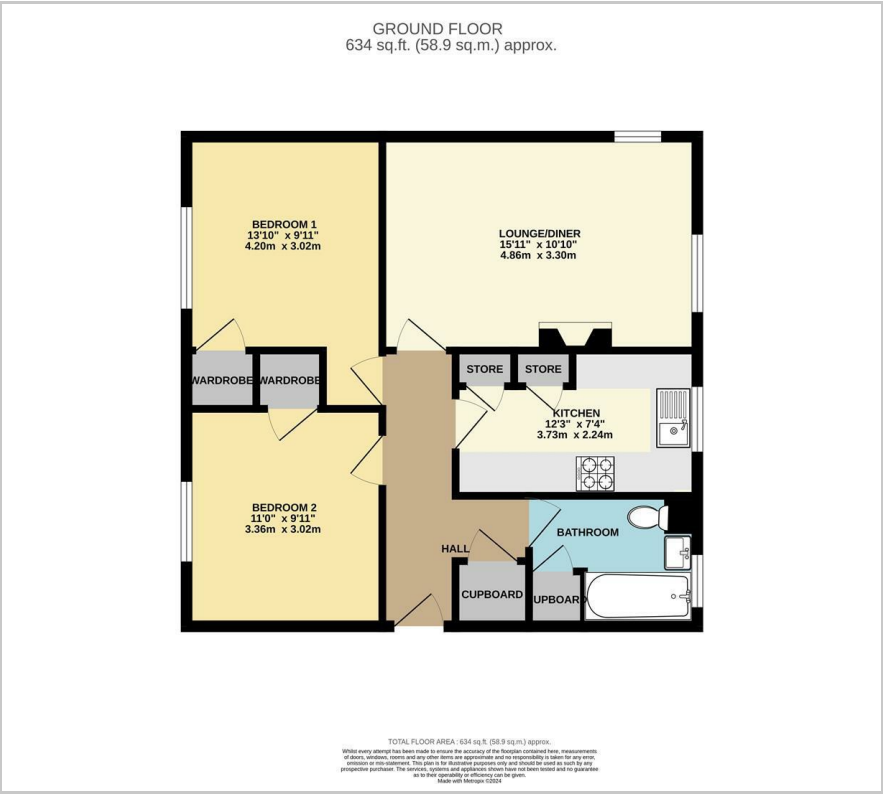
Viewing

Please contact our ROK Marsh Office on 02393233267 if you wish to arrange a viewing appointment for this property or require further information.

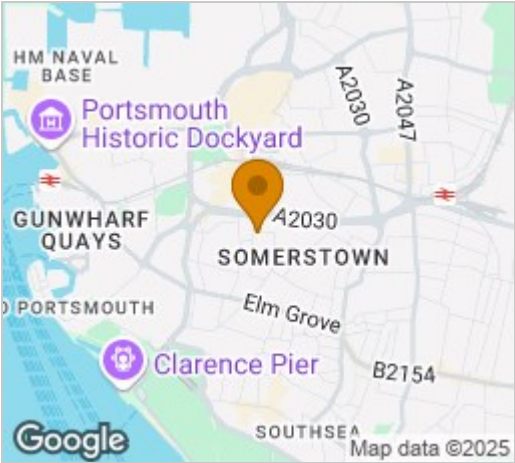




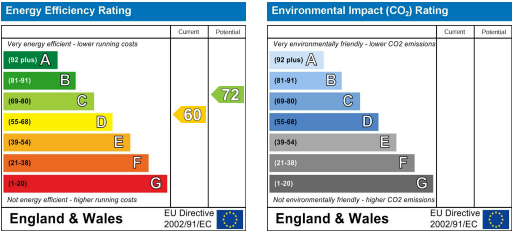
Floor Plan



Area Map



Energy Efficiency Graph





URGENTLY  
NEEDED

WE NEED  
YOUR  
PROPERTY

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