

TO
LET

£1,050 PCM

St Andrews Road, Southsea, PO5 1ET



HIGHLIGHTS

- ❖ TWO BEDROOM FLAT
- ❖ OFF ROAD PARKING
- ❖ SEPARATE STORAGE SHED
- ❖ GREAT LOCATION
- ❖ BRIGHT AND AIRY
- ❖ OPEN LOUNGE
- ❖ MODERN THROUGHOUT
- ❖ ELECTRIC HEATING
- ❖ DOUBLE GLAZED
- ❖ AVAILABLE FROM JUNE

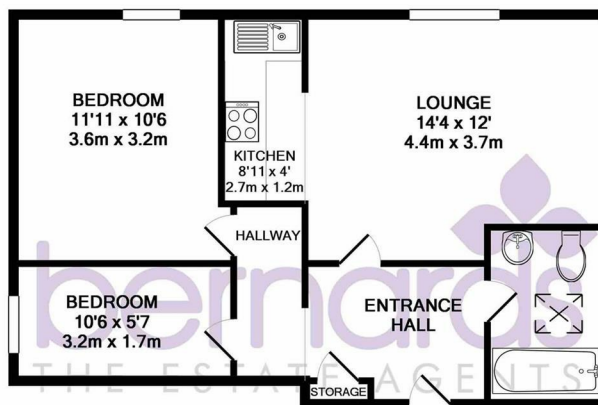
Nestled on St Andrews Road in the charming area of Southsea, this delightful two-bedroom flat conversion offers a perfect blend of comfort and convenience. The property features a spacious lounge, ideal for relaxation and entertaining, providing a welcoming atmosphere for both a single person or couples alike.

The flat comprises a generously sized double bedroom, perfect for restful nights, alongside a smaller single bedroom that can easily serve as a study or guest room, catering to various lifestyle needs. The layout is thoughtfully designed to maximise space and functionality, making it an excellent choice for those seeking a practical living environment.

One of the notable advantages of this property is the first come, first serve off-road parking, ensuring that you have a secure place for your vehicle. The flat is offered unfurnished, allowing you the freedom to personalise the space to your taste and style.

With its prime location in Southsea, residents will enjoy easy access to local amenities, parks, and the beautiful coastline, making it an ideal spot for those who appreciate both urban living and the tranquillity of seaside life. This flat is a wonderful opportunity for anyone looking to settle in a vibrant community. Don't miss your chance to make this charming flat your new home.

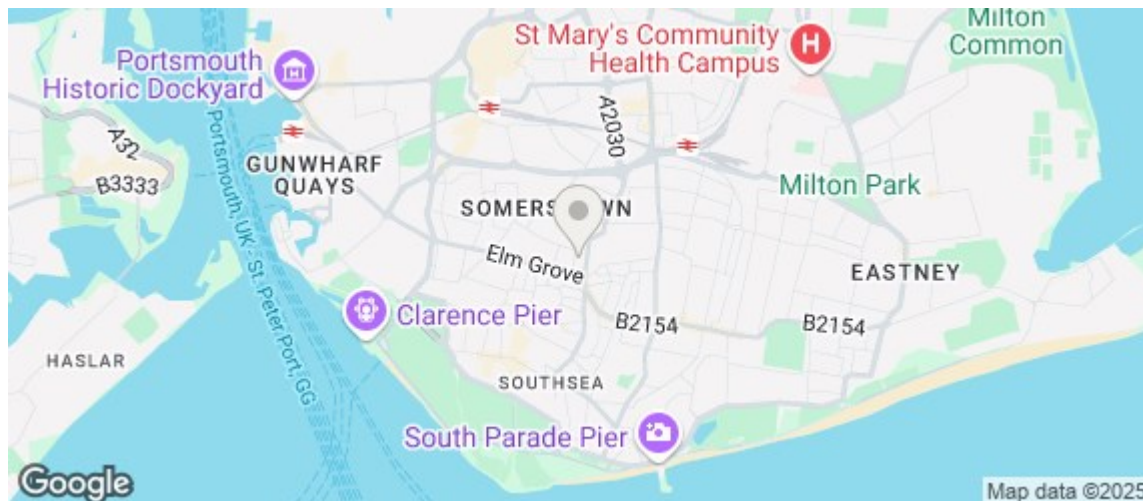
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TOTAL APPROX. FLOOR AREA 511 SQ.FT. (47.5 SQ.M.)

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G			76
Not energy efficient - higher running costs		40	
England & Wales		EU Directive 2002/91/EC	

