





## \*GAS CENTRAL HEATING & WATER BILLS location is particularly appealing, as it INCLUDED\* places you within easy reach of local

Nestled in the charming area of St Helen's Parade, Southsea, this delightful purposebuilt flat offers a perfect blend of comfort and convenience. Ideal for individuals or couples, the property features a wellproportioned bedroom that provides a peaceful retreat after a long day. The flat boasts a spacious reception room, perfect for entertaining guests or simply relaxing in a cosy atmosphere.

The bathroom is thoughtfully designed, ensuring both functionality and style, catering to your everyday needs. The location is particularly appealing, as it places you within easy reach of local amenities, parks, and the stunning Southsea seafront, where you can enjoy leisurely walks and vibrant coastal life.

This flat presents an excellent opportunity for those seeking a low-maintenance lifestyle in a vibrant community. With its inviting layout and prime location, it is a wonderful choice for anyone looking to embrace the charm of Southsea living.

\*Gas central heating bills are included within the monthly rent.



- SEAFRONT LOCATION
- FURNISHED
- PROFESSIONAL TENANTS
- LARGE DOUBLE BEDROOM
- KITCHEN AREA
- SHOWER ROOM
- AVAILABLE NOW
- SEPERATE LIVING AREA

CALL TODAY TO ARRANGE A VIEWING 02392 864 974

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## TAKE A LOOK INSIDE....













2ND FLOOR 563 sq.ft. (52.3 sq.m.) approx.



				Current	Potentia
Very energy efficient	- lower runr	ning costs			
(92 plus) 🗛					
(81-91) B				70	83
(69-80)	C			73	
(55-68)	D				
(39-54)		Ε			
(21-38)		F	3		
(1-20)			G		
Not energy efficient	higher runn	ing costs			

