Kings Road, Southsea
Guide price £195,000

- Prime Southsea location
- Modern kitchen and bathroom
- Close to local shops

- Two well-sized bedrooms
- Bright and airy lounge/diner

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2 Bedrooms   **1 Bathroom**   **1 Reception**

Property Type: Flat   **Tenure: Leasehold**

Council Tax Banding : B   Ground Rent: 75 pa   Service Charge: 1500 pa

This delightful two-bedroom apartment is located in the heart of Southsea, offering both convenience and comfort. Perfectly suited for first-time buyers, professionals, or investors, this modern apartment is within walking distance to everything Southsea has to offer, including Gunwharf Quays, Old Portsmouth, and the iconic Southsea Common and seafront.

The apartment features a bright and spacious lounge/diner with dual aspect double-glazed windows, creating a light and airy space perfect for relaxation and entertaining. The modern kitchen is well-equipped with built-in appliances and ample worktop space, while the contemporary bathroom includes a three-piece suite with a shower over the bath.

With no forward chain, this property is move-in ready, offering the perfect opportunity to enjoy Southsea living at its finest.

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Living Room
13'7" x 14'0"
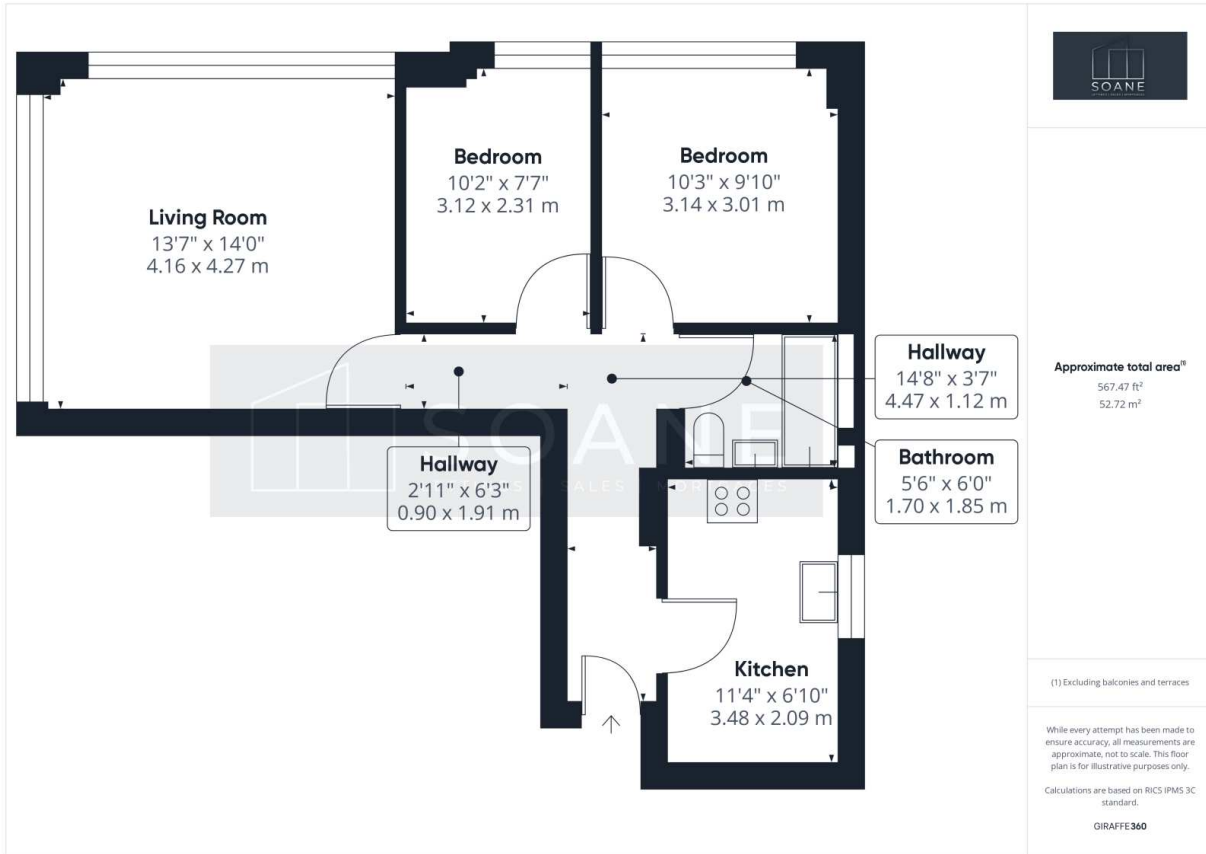4.16 x 4.27 m

Bedroom
10'2" x 7'7"
3.12 x 2.31 m

Bedroom
10'3" x 9'10"
3.14 x 3.01 m

Hallway
14'8" x 3'7"
4.47 x 1.12 m

Hallway
2'11" x 6'3"
0.90 x 1.91 m

Bathroom
5'6" x 6'0"
1.70 x 1.85 m

Kitchen
11'4" x 6'10"
3.48 x 2.09 m

Approximate total area(1)
567.47 ft²
52.72 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	72	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales   EU Directive 2002/91/EC

Address: Kings Road, PO5 3BB
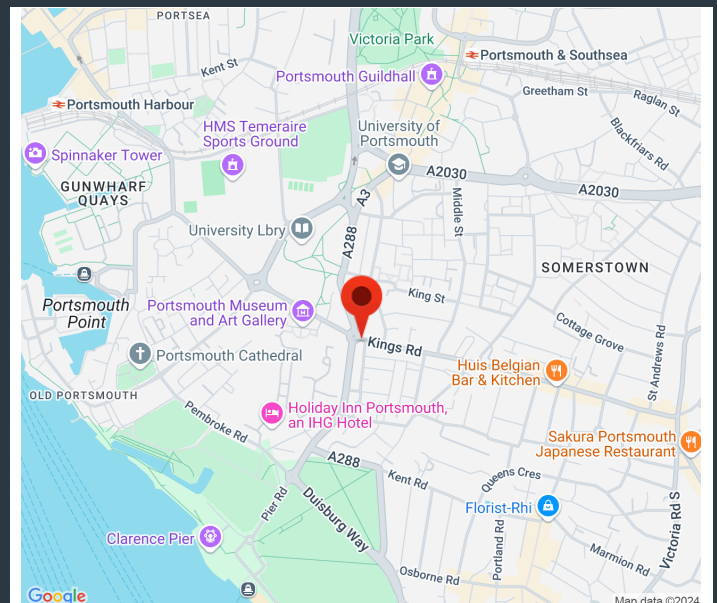
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