



**7 Jocelyn Court Eastern Parade
Southsea, Hampshire PO4 9RA**

Offers Over £225,000

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Sales, Rentals and Block Management

7 Jocelyn Court Eastern Parade, Southsea, Hampshire PO4 9RA

GUIDE PRICE £225,000-£230,000. We are pleased to bring to the market this 2 bedroom 2nd floor apartment with share of freehold, lift, garage, balcony with sea glimpses. The property requires some general updating and is being offered with no chain. The accommodation comprises 2 bedrooms, good size lounge with balcony, kitchen and bathroom. Located in this very popular location within this sea fronted block, which is a few minutes walk from the seafront, Canoe Lake, Albert Road, bus routes, shops and supermarkets.

Communal Entrance

Security entry system leading to communal hall, with stairs and lift to first floor.

Flat Front Door:

Entrance Hall

Dimplex wall heater, coved ceiling, wall mounted security entry phone, storage cupboard, additional storage cupboard housing electric meter and hot water tank.

Lounge

14'8 x 12'4 (4.47m x 3.76m)
Double glazed window and doors to side leading to balcony, with sea glimpses. 2 radiators, coved and textured ceiling.

Balcony

12'6 x 3'2 (3.81m x 0.97m)
Space for table and chairs, sea glimpses.

Kitchen

10'8 x 6'10 (3.25m x 2.08m)
Double glazed window to rear, single drainer stainless steel sink unit with range of wall and base cupboards with work surfaces over. plumbing for washing machine, space for fridge freezer and gas cooker point. Radiator and coved ceiling.

Bedroom 1

14'4 x 10' (4.37m x 3.05m)
Double glazed window to rear, fitted wardrobe, radiator, coved ceiling.

Bedroom 2

10'7 x 7'8 (3.23m x 2.34m)
Double glazed window to rear, fitted wardrobe, coved ceiling, radiator.

Bathroom

10'9 narrowing to 6'4 x 5'6 (3.28m narrowing to 1.93m x 1.68m)
Suite comprising bath, wash hand basin, WC, part tiled walls, coved ceiling, extractor, radiator.

Garage

15'7 x 7'8 (4.75m x 2.34m)
Up and over door, light.

Storage Shed

Small storage shed.

Additional Information

Length of Lease - 150 years from 29/09/1970 - (97 years remaining)
Service Charge - £1262.50 every 6 months (£2525 pa)
Ground Rent - N/A
Tenure: Share of freehold

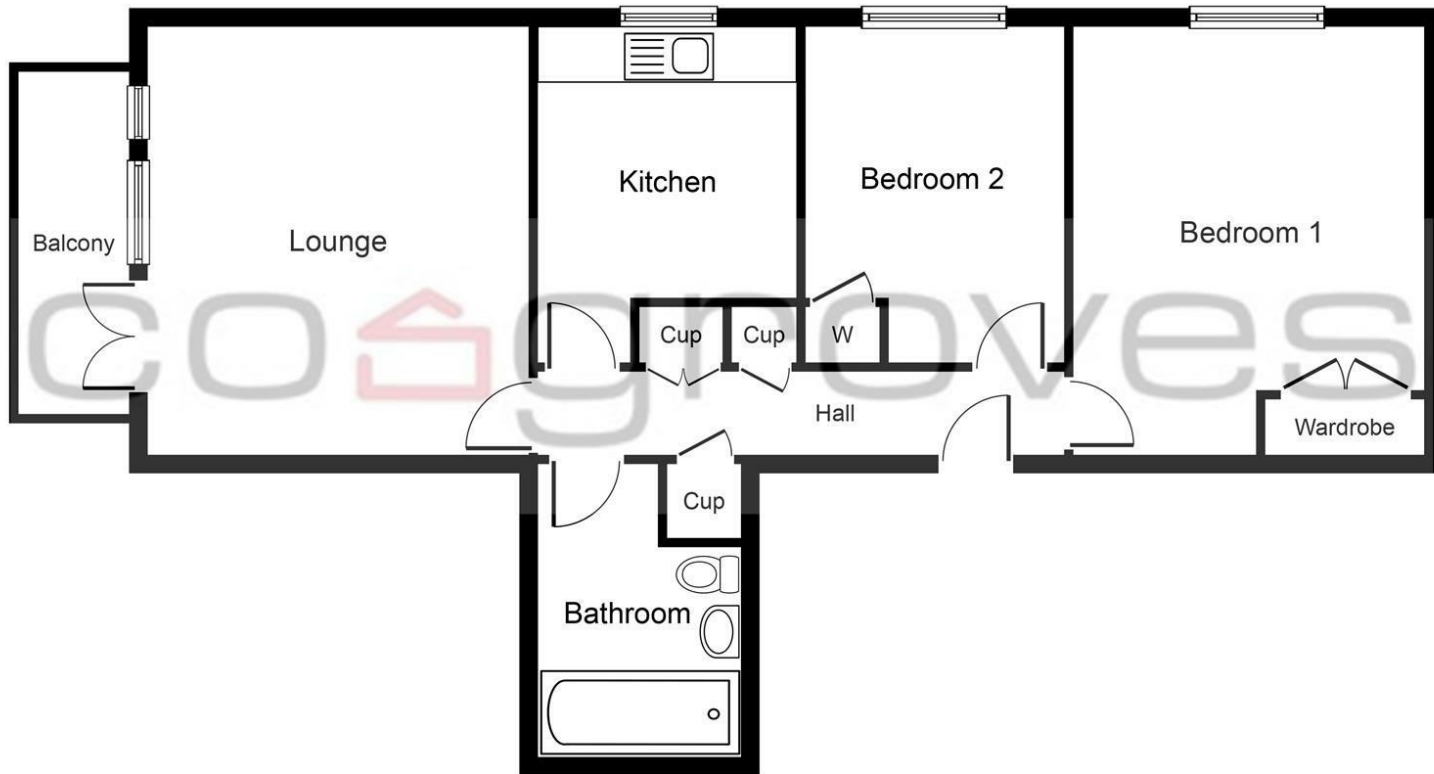
The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance

only as are floor plans which are not to scale and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply they have been tested.





Jocelyn Court, 3 Eastern Parade, Southsea, PO4 9RA

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 or tenant. 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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49-51 Osborne Road
 Southsea
 Hampshire
 PO5 3LS

Tel: 02392 827827
Email: info@cosgroves.co.uk
 www.cosgroves.co.uk

