



14 Dartmouth Mews, Cecil Place  
Southsea, PO5 3DN

Asking Price £180,000

co**h**groves

Sales, Rentals and Block Management

## 14 Dartmouth Mews, Cecil Place, Southsea, PO5 3DN

We are pleased to bring to the market this 2 bedroom first floor apartment located in the heart of Central Southsea just a short walk to Southsea Seafront, Palmerston Road Shopping Precinct, bars, restaurants, bus routes, several mainline train stations and Gunwharf Quays. The accommodation comprises 2 double bedrooms, good size lounge, fitted bathroom and kitchen. The property is fitted with double glazing, electric night storage heating and benefits from onsite parking which is on a first come first served basis. The property can be offered with vacant possession or as an ongoing investment with the current tenants in situ who are paying £775pcm. The property is being sold with an extended lease of 151 years.

### Communal Entrance

Security intercom system leading to communal hall, stairs to first floor.

### Flat front door to:

### Entrance Hall

Electric night storage heater, coved and textured ceiling, storage cupboard, additional cupboard housing hot water tank.

### Lounge

15'7 x 10'5 (4.75m x 3.18m)

Two double glazed windows to front, electric night storage heater, coved and textured ceiling.

### Kitchen

7'3 x 6'8 (2.21m x 2.03m)

Single drainer stainless steel sink unit with wall and base cupboards, electric cooker, fridge/freezer, coved and textured ceiling, double glazed window to side.

### Bedroom 1

12'3 x 9'5 (3.73m x 2.87m)

Double glazed window to rear, electric night storage heater, coved and textured ceiling, wardrobe space with hanging rail.

### Bedroom 2

9'7 x 8'8 (2.92m x 2.64m)

Double glazed window to rear, electric night storage heater, coved and textured ceiling, wardrobe space with hanging rail.

### Bathroom

6'6 x 6'6 (1.98m x 1.98m)

White suite comprising bath, WC, wash hand basin, part tiled walls, electric heater, extractor.

### Laundry Room

Located on the lower floor of the building, this useful storage cupboard has plumbing for washing machine, light and power.

### Additional Information

Tenure - Leasehold

Length of Lease - In the process of being extended to 151 years

Service Charge - £1409.55pa

Ground Rent - Peppercorn

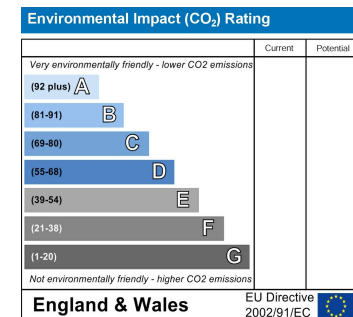
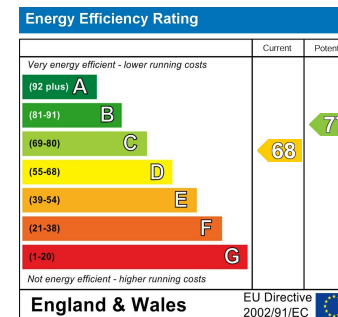
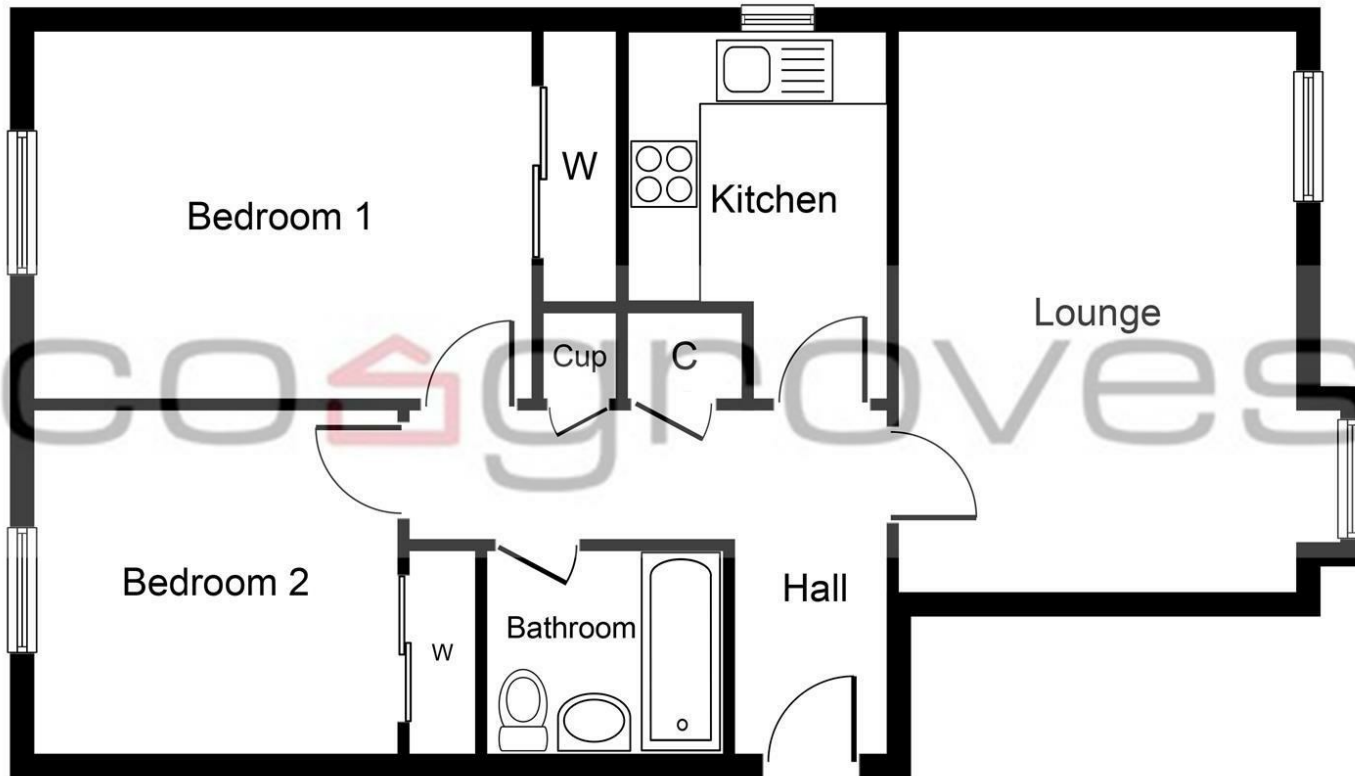
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All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and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







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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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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