



**8, White House Apartments, 26 South Parade  
Southsea, PO5 2FB**

**Offers Over £135,000**

**co** **groves**

Sales, Rentals and Block Management

## 8, White House Apartments, 26 South Parade, Southsea, PO5 2FB

GUIDE PRICE £135,000-£140,000. CHAIN FREE. We are pleased to offer for sale this 1 bedroom 3rd floor apartment with lift, situated within this sea fronted block seconds away from the seaside. The accommodation comprises a double bedroom, bathroom, open plan lounge/kitchen with appliances. Being offered with a remaining lease term of approximately 105 years. The current owner has already found a suitable property to purchase so is able to move quickly. Located a short walk from Canoe Lake, Palmerston Road Shopping Precinct, bars, restaurants, cafes, coffee shops, bus routes and South Parade Pier.

### Communal Entrance

Security entry system leading to communal hall, stairs and lift to 3rd floor.

### Door leading to:

### Lobby

Laminate flooring, door to:

### Entrance Hall

Laminate flooring, meter cupboard, radiator, spotlights.

### Lounge/Kitchen

12'10 x 11' (3.91m x 3.35m)

Single drainer stainless steel sink unit with range of wall and base cupboards, built in oven, hob, extractor, integrated fridge/freezer, integrated washing machine, cupboard housing gas boiler, laminate flooring, radiator, double glazed windows to side and rear.

### Bedroom 1

9'8 x 8'9 (2.95m x 2.67m)

Double glazed window to side, radiator, spotlights.

### Bathroom

8'10 x 4'5 (2.69m x 1.35m)

Corner bath with shower over, WC, wash hand basin, part tiles walls, spotlights, extractor, heated towel rail, double glazed window to side.

### Additional Information

Tenure - Leasehold

Service Charge - £1440pa (includes buildings insurance and ground rent)

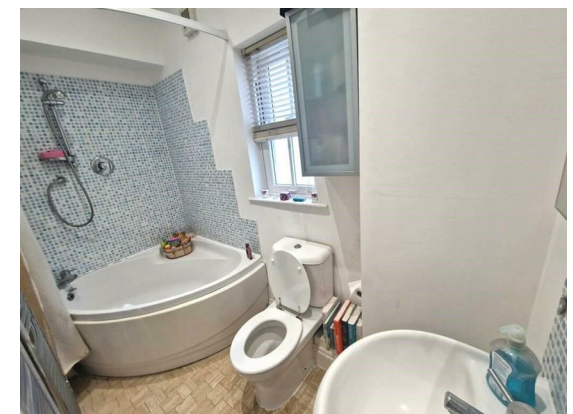
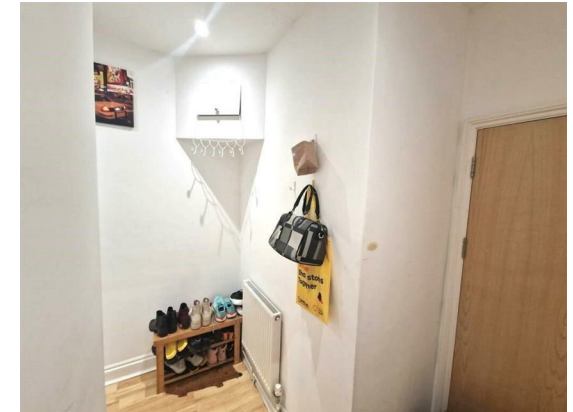
Lease - 125 years from 24/06/2004 - 105

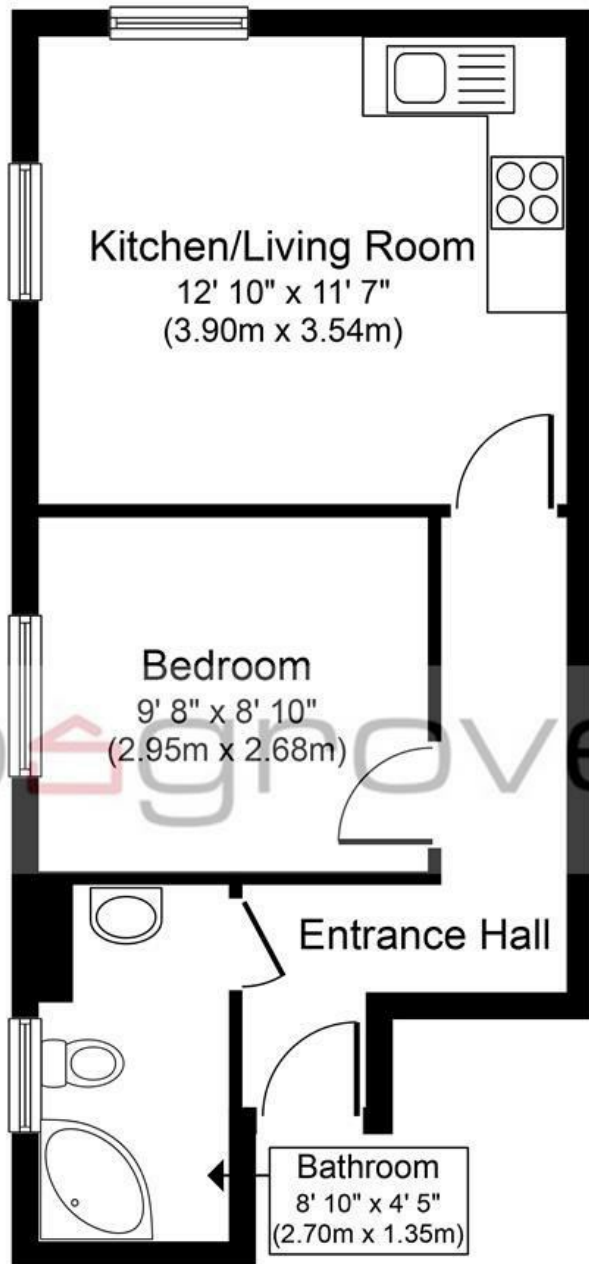
years remaining approximately.

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.





**Top Floor**  
Approximate Floor Area  
333 sq. ft.  
(31.0 sq. m.)

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

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

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