



39 East Shore Way
Portsmouth, PO3 6FY
Offers Over £180,000

co**groves**
Sales, Rentals and Block Management

39 East Shore Way, Portsmouth, PO3 6FY

We are pleased to offer for sale this immaculately presented bright and airy 2 bedroom first floor purpose built apartment which was built approximately 6 years ago. Offered with allocated parking and good size communal garden. The accommodation comprises 2 bedrooms, good size lounge, fitted kitchen with oven, hob and extractor. Bathroom and en-suite shower room to master bedroom. The property is fitted with double glazing, gas central heating, good storage within the property but also bike store/storage shed. Peacefully tucked away in the corner of this development, which offers great access in and out of the city via Eastern Road.

Flat front door to:

Entrance Lobby

Radiator, wall mounted consumer unit, stairs to first floor. door to:

Lounge

17'6 x 11'1 (5.33m x 3.38m)

2 double glazed windows to front, 2 radiators, opening to:

Kitchen

11'7 x 6' (3.53m x 1.83m)

Single drainer stainless steel sink unit with range of wall and base cupboards. Built in oven, hob, extractor. space for fridge freezer, plumbing for washing machine, tiled flooring, radiator, double glazed window to rear, storage cupboard.

Inner Hall

Radiator, hatch to loft space.

Bedroom 1

13'5 x 8'1 (4.09m x 2.46m)

Double glazed window to front, radiator, door to:

En-Suite Shower Room

8' x 5'6 max (2.44m x 1.68m max)

Shower cubicle, wash hand basin, WC, double glazed window to front, tiled flooring, extractor, radiator.

Bedroom 2

9' narrowing to 6'8 x 9'2 (2.74m narrowing to 2.03m x 2.79m)

Double glazed window to rear, radiator.

Bathroom

5'6 x 7'3 (1.68m x 2.21m)

White suite comprising bath with shower attachment, WC, wash hand basin, part tiled walls, tiled flooring, double glazed window to rear, radiator, storage cupboard.

Communal Garden

Good sized communal garden with lawn area, fenced boundaries.

Bike Store/Storage Shed

Useful storage space which is large enough for bikes.

Allocated Parking

Allocated parking bay.

Additional Information

Tenure - Leasehold

Length of lease - 125 years from 1st January 2008 (109 years remaining approximately)

Service Charges - £1200pa approximately (Includes buildings insurance)

Ground rent - £150pa

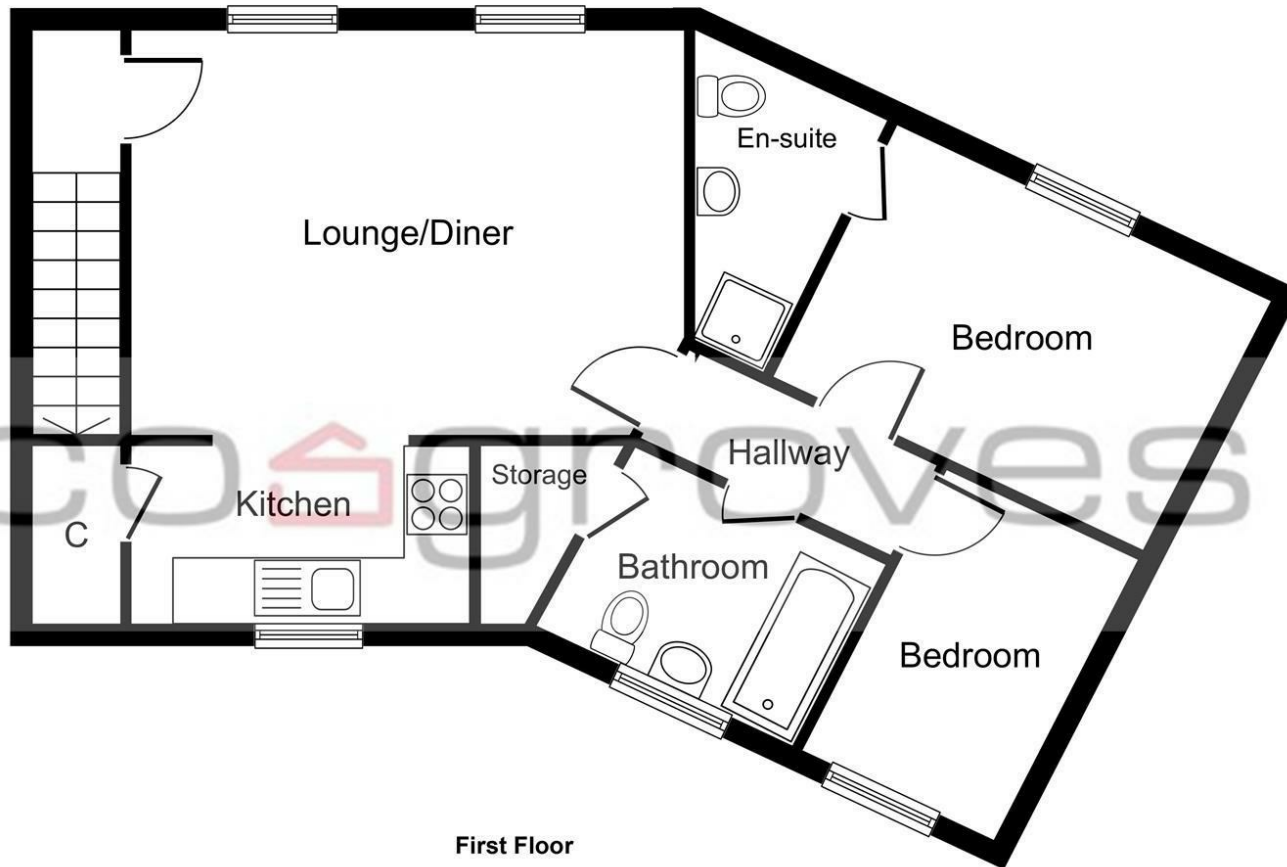
The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

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.





First Floor
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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) 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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