



**1 Selbourne Mews Elphinstone Road  
Southsea, PO5 3HB**

**Asking Price £335,000**

**co****groves**

Sales, Rentals and Block Management

# 1 Selbourne Mews Elphinstone Road, Southsea, PO5 3HB

We are pleased to bring to the market this attractive 2 bedroom house with allocated parking, accessed via security gates. Quietly tucked away in this secluded development located in the heart of Central Southsea. The accommodation comprises 2 bedrooms, large lounge/dining room, fitted kitchen, first floor bathroom, ground floor cloakroom, balcony from master bedroom, courtyard garden and communal bike store. The property is fitted with double glazing, gas central heating and is offered with no chain. Just a short walk to Southsea Seafront, Palmerston Road Shopping Precinct, bars, restaurants, coffee shops, bus routes and Waitrose.

**Driveway giving access to parking area:**

## Lounge/Dining Room

16'6 x 12'5 (5.03m x 3.78m)

Double glazed double doors to courtyard garden. Two radiators, stairs to first floor with under stairs storage cupboard.

## Inner Hall

Wall mounted electric consumer unit.

## Kitchen

10'8 x 7'1 (3.25m x 2.16m)

Single drainer stainless steel sink unit with range of kitchen cupboards with work surfaces over. Build in oven, hob, extractor, washing machine, integrated fridge/freezer, part tiled walls, tiled flooring, wall mounted Glow Worm gas boiler, double glazed windows to side and rear.

## Cloakroom

5'2 x 3'5 (1.57m x 1.04m)

WC, wash hand basin, extractor fan, radiator.

## First Floor Landing

### Bedroom 1 (L Shaped Room)

16'6 narrowing to 9'4 x 12'7 narrowing to 6' (5.03m narrowing to 2.84m x 3.84m narrowing to 1.83)

Double glazed double doors leading to balcony. Velux window to rear, fitted wardrobe, radiator, eves storage cupboards.

### Bedroom 2

10'6 x 9'6 (3.20m x 2.90m)

Double glazed window to front, radiator, fitted wardrobe.

### Bathroom

6'2 x 5'4 (1.88m x 1.63m)

Suite comprising bath with shower attachment, shower screen, wash hand basin, WC, tiled walls, extractor, heated towel rail, skylight/dome.

### Courtyard

Patio area, space for table and chairs.

### Allocated Parking

Allocated parking space accessed via security gates.

### Additional Information

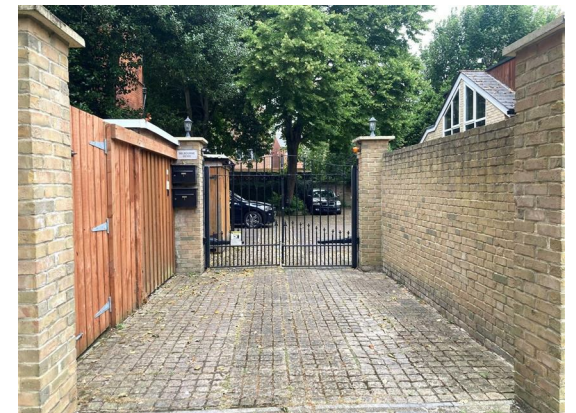
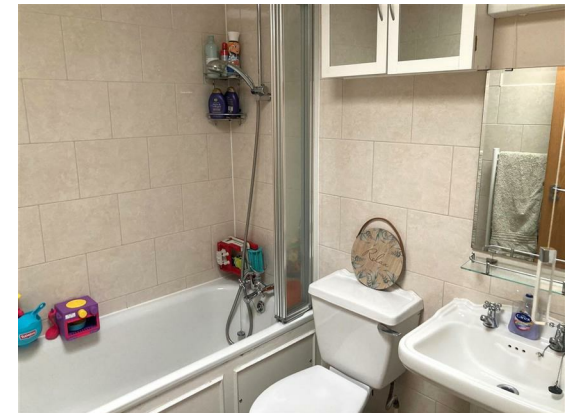
Tenure - Freehold

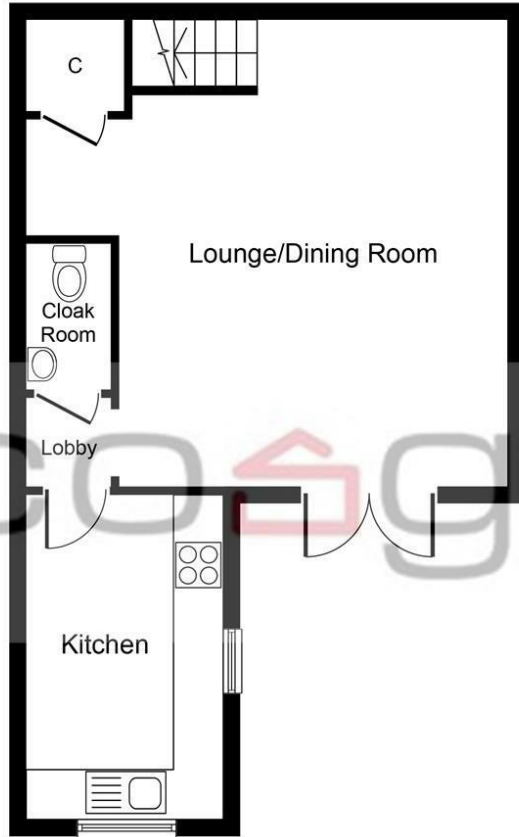
Council Tax - Band C

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.

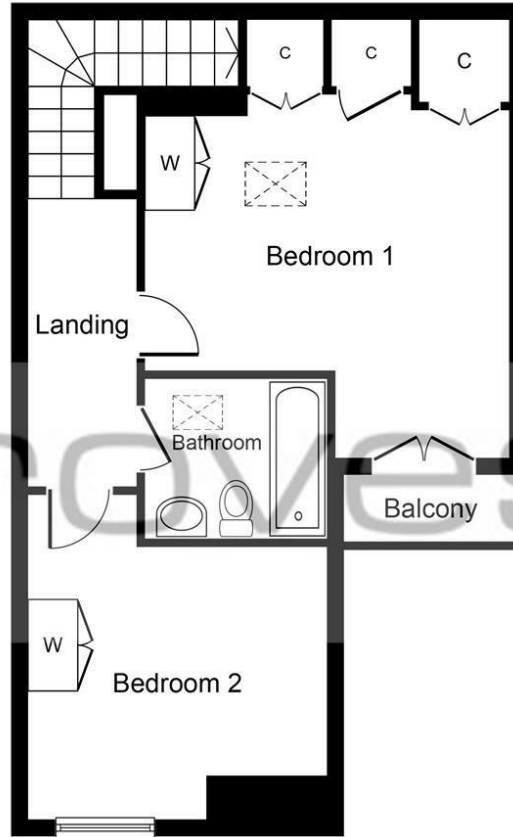
All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

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





Ground Floor



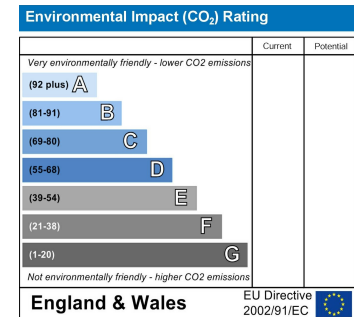
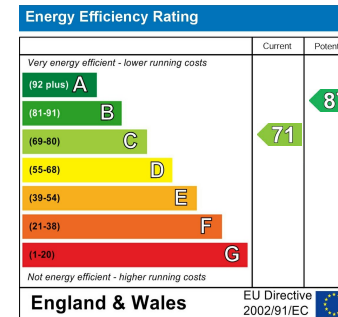
First Floor

Selbourne Mews, Elphinstone Road, Southsea, PO5 3HB

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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