



**Flat 38, Dartmouth Mews, Cecil Place
Southsea, PO5 3DW**

Asking Price £187,500

co^ogroves

Sales, Rentals and Block Management

Flat 38, Dartmouth Mews, Cecil Place, Southsea, PO5 3DW

We are pleased to bring to the market this 2 bedroom first floor apartment located in Central Southsea, just a short walk to seafront, Palmerston Road Shopping Precinct, bars, restaurants, cafes, coffee shops, bus routes and Gunwharf Quays. The accommodation comprises 2 double bedrooms, good sized lounge, fitted kitchen, bathroom and ground floor laundry room/store. The property is offered with no chain, a remaining lease of 150 years and on site residents parking.

Communal Entrance

Security intercom giving access to communal hall. Stairs to first floor, with flat front door to:

Entrance Hall

Laminate flooring, coved ceiling, security entry phone, electric night storage heater, storage cupboard, additional storage cupboard housing hot water tank.

Lounge

15'6 x 10'3 (4.72m x 3.12m)

Double glazed bay window to front, laminate flooring, digitally controlled electric panel heater and additional night storage heater, coved ceiling, dado rail, serving hatch to kitchen.

Kitchen

6'6 x 7'2 + door recess (1.98m x 2.18m + door recess)

Single drainer stainless steel sink unit with range of wall and base cupboards. Oven, hob, extractor, washing machine, fridge freezer, part tiled walls, tiled effect laminate flooring, coved ceiling.

Bedroom 1

12'2 x 9'6 (3.71m x 2.90m)

Double glazed window to rear, fitted wardrobes, digitally controlled electric panel heater, coved ceiling.

Bedroom 2

9'5 x 8'7 (2.87m x 2.62m)

Double glazed window to rear, fitted wardrobes, digitally controlled electric panel heater, coved ceiling.

Bathroom

6'6 x 6'3 (1.98m x 1.91m)

White suite comprising bath with electric shower over, WC, wash hand basin, tiled walls, tiled effect laminate flooring, electric heater, extractor, coved and textured ceiling.

Laundry Room/Store

Laundry room/store to the ground floor/rear of development, with plumbing for washing machine.

On Site Parking

On site parking available.

Additional Information

Tenure - Leasehold

Service Charge - £1545.08 pa (includes buildings insurance

Ground rent - £ - Peppercorn

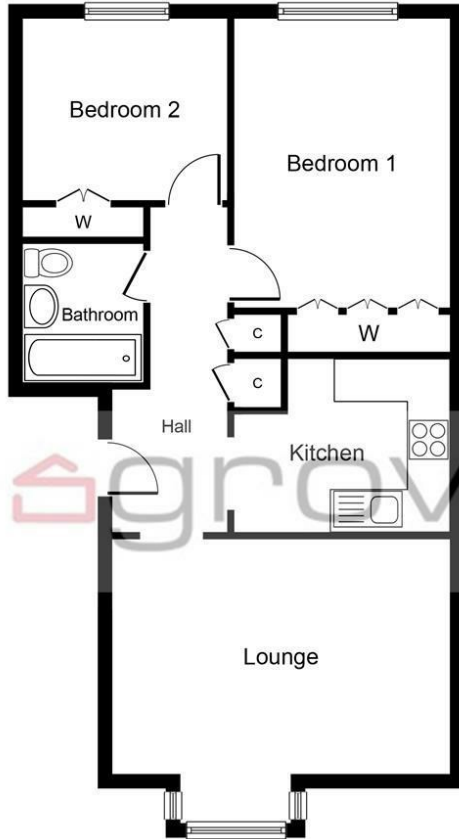
Lease - 189 years from 29/09/1985- 150 years remaining approximately.

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.





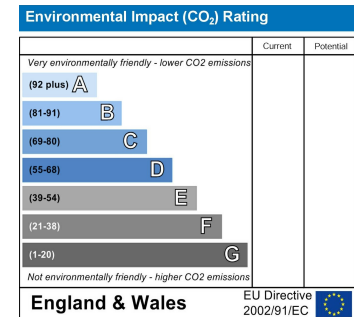
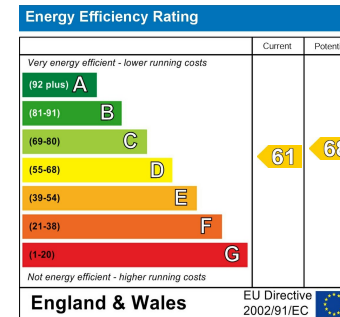
First Floor

Dartmouth Mews, Cecil Place, Southsea, PO5 3DW

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.

Copyright V360 Ltd 2024 | www.houseviz.com



cosgroves

Sales, Rentals and Block Management

49-51 Osborne Road
Southsea
Hampshire
PO5 3LS

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

