



Garden Flat, 32 Shaftesbury Road
Southsea, Hampshire PO5 3JR

Asking Price £220,000

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Sales, Rentals and Block Management

Garden Flat, 32 Shaftesbury Road, Southsea, Hampshire PO5 3JR

SPACIOUS 1 BEDROOM GARDEN APARTMENT WITH OWN PRIVATE ENTRANCE, ENCLOSED WESTERLY FACING REAR GARDEN & DRIVEWAY TO FRONT WITH PARKING. We are pleased to offer for sale this well presented 1 bedroom apartment which comprises a good size lounge/dining room, fitted kitchen, spacious bedroom, large hall which will make an ideal study area, bathroom with separate WC. The property benefits from a share of freehold, double glazing, gas central heating and must be viewed to appreciate the size of accommodation on offer. Located in the heart of Central Southsea just a short walk to seafront, Southsea Common, Palmerston Road Shopping Precinct, bars, restaurants, cafes, shops and bus routes.

Entrance Lobby

Double glazed door to side, tiled flooring, textured ceiling. Step down to:

Entrance Hall/Study

13'6 x 6'6 (4.11m x 1.98m)

Laminate flooring, textured ceiling.

Lounge/Dining Room

18'9 x 12'8 (5.72m x 3.86m)

Double aspect room with double glazed windows to side and rear, laminate flooring, textured ceiling, radiator, step up to:

Kitchen

11'3 x 7'1 (3.43m x 2.16m)

Stainless steel sink unit with range of wall and base cupboards with work surfaces over, oven, grill, five burner gas hob, space for fridge freezer, plumbing for washing machine, space for tumble dryer, textured ceiling, spotlights, tiled flooring, double glazed door to rear leading to garden.

Bedroom

18'4 x 13'7 (5.59m x 4.14m)

Double glazed bay window to front, two radiators, coved and textured ceiling, laminate flooring.

Bathroom

5'5 x 4'7 (1.65m x 1.40m)

White suite comprising bath with shower over, shower screen, wash hand basin, tiled walls and flooring, double glazed window to side, extractor, heated towel rail.

WC

4'8 x 3'3 (1.42m x 0.99m)

WC, tiled flooring, textured ceiling, radiator, double glazed window to side.

Westerly Facing Garden

Enclosed westerly facing rear garden with walled boundaries, laid to shingle, patio area, timber shed, outside tap, gate to side offering side pedestrian access.

Additional Information

Tenure - Share of freehold

Length of Lease - 198 Years from 7th December 1990. 163 years remaining approximately.

Service/Maintenance Charge £1917.50pa includes buildings insurance

Ground Rent - N/A

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.





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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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	78
England & Wales	EU Directive 2002/91/EC	

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

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