



**First Floor Flat 59 Lansdowne Street
Southsea, Hampshire PO5 4BA**

Asking Price £210,000

co**groves**

Sales, Rentals and Block Management

First Floor Flat 59 Lansdowne Street, Southsea, Hampshire PO5 4BA

RECENTLY MODERNISED 2 BEDROOM FIRST FLOOR APARTMENT WITH OFF ROAD PARKING AND OFFERED WITH NO CHAIN. We are pleased to bring to the market this bright and airy recently redecorated apartment which has also been fitted with new floor coverings, kitchen fittings and bathroom/shower room fittings. The accommodation comprises a good size lounge with bay window, fitted kitchen, white bathroom suite, 2 double bedrooms, en-suite shower room to master bedroom. The property is fitted with double glazing and gas central heating.

Communal Entrance

Stairs to first floor with flat front door to:

Entrance Hall

Newly laid carpet, spotlights, radiator, security entry phone, wall mounted electric consumer unit.

Lounge

16'7 into bay x 13'7 (5.05m into bay x 4.14m)

Double glazed bay window to front, attractive fireplace, spotlights, wall lights, newly laid carpet, radiator.

Kitchen

16'6 x 5'5 (5.03m x 1.65m)

Single drainer stainless steel sink unit with range of wall and base cupboards with work surfaces over, oven, hob, extractor, under-counter fridge, plumbing for washing machine, part tiled walls, vinyl flooring, double glazed window to rear, spotlights, wall mounted Vaillant gas boiler.

Bedroom 1

12'7 x 12'7 (3.84m x 3.84m)

Double glazed window to rear, newly fitted carpet, spotlights, radiator.

En-Suite Shower Room

8'8 x 3'3 (2.64m x 0.99m)

New suite comprising shower cubicle, wash hand basin, part tiled walls, vinyl flooring, spotlights, extractor, radiator.

Bedroom 2

12'1 into bay x 12'3 (3.68m into bay x 3.73m)

Double glazed bay window to front, newly fitted carpet, spotlights, radiator.

Bathroom

5'1 x 9' (1.55m x 2.74m)

Newly fitted suite comprising bath with shower over, shower screen, wash hand basin, WC, part tiled walls, vinyl flooring, spotlights, extractor, coved ceiling, radiator.

Off Road Parking

Off road parking space.

Additional Information

Tenure - Leasehold

Length of Lease - 125 years from 11/09/1997 - 97 years remaining approximately

Service Charge - £1740.75pa which includes buildings insurance

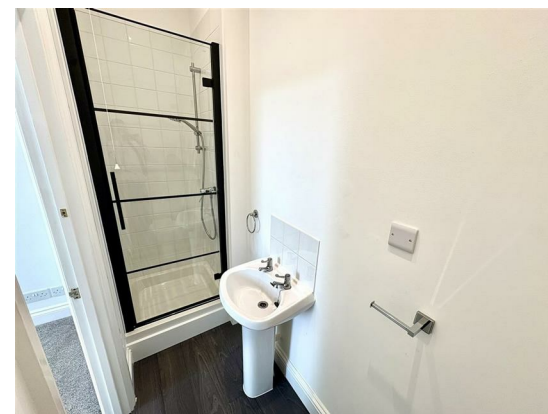
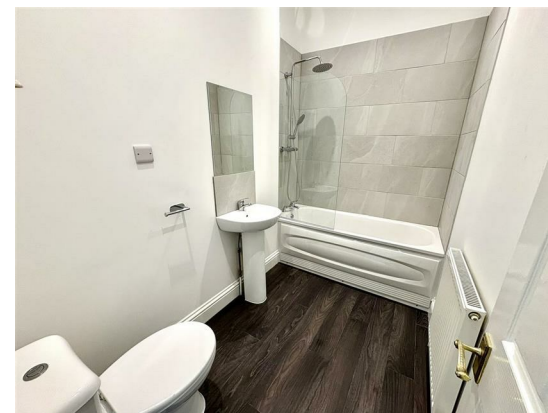
Ground Rent - £100pa

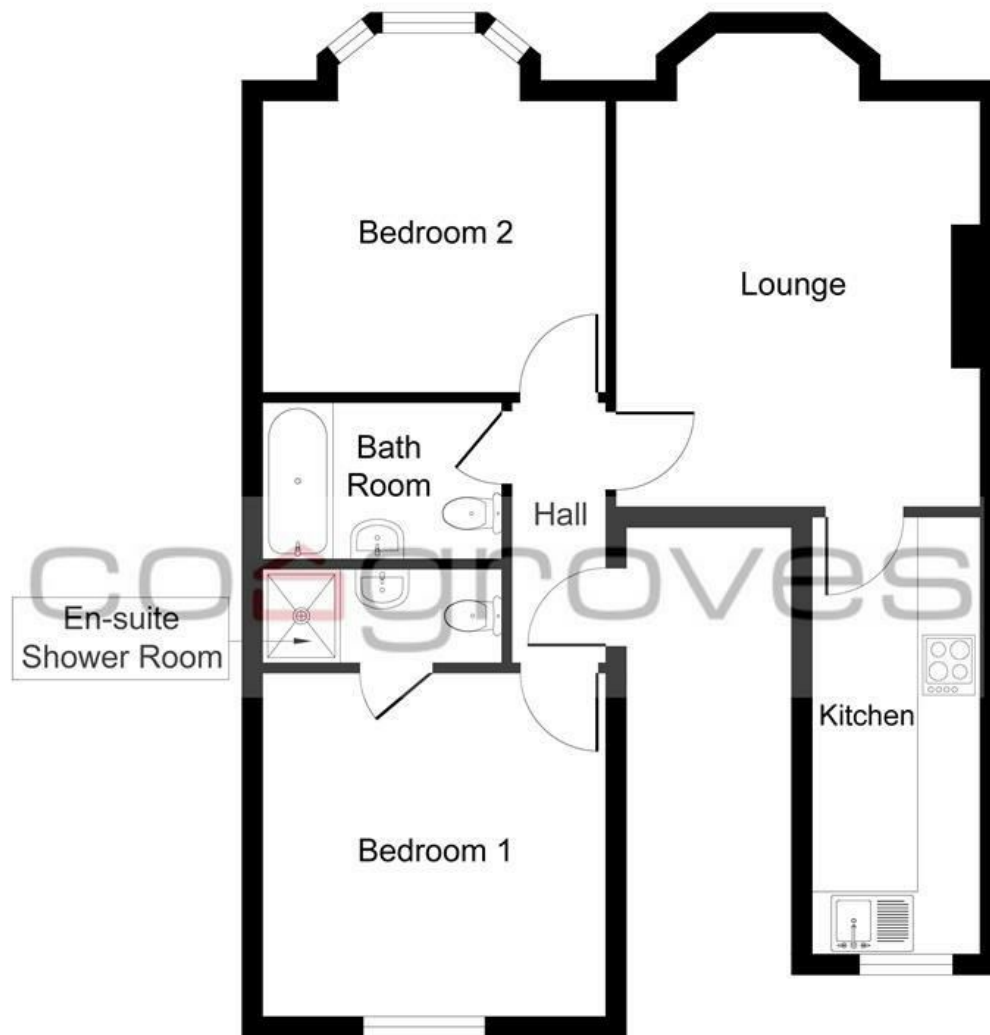
The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

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

Lansdowne Street, PO5 4BA

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		
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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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