



**Flat 1, Brandon Court, Lawrence Road  
Southsea, PO5 1PF**

**Offers Over £200,000**

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Sales, Rentals and Block Management

## Flat 1, Brandon Court, Lawrence Road, Southsea, PO5 1PF

GUIDE PRICE £200,000-£215,000. 3 BEDROOM GROUND FLOOR APARTMENT WITH OWN PRIVATE ENTRANCE, ALLOCATED PARKING, SHARE OF FREEHOLD & OFFERED WITH NO CHAIN. We are pleased to offer for sale this nicely presented apartment situated within this iconic building close to Albert Road. The accommodation comprises 3 bedrooms, open plan lounge/kitchen, modern shower shower & en suite shower room. Other benefits include large loft space, visitors parking and communal bike store. Located just a short walk to the seafront, Albert Road, bars, restaurants, cafes, shops, supermarkets, bus routes, Fratton Train Station and Palmerston Road.

### Flat Front Door To:

#### Entrance Hall

14'10 x 3'1 (4.52m x 0.94m)

Laminae flooring, electric heater, three hatches to loft space, textured ceiling, cupboard housing electric meter and electric consumer unit.

#### Lounge/Kitchen

13'8 x 13'2 (4.17m x 4.01m)

Two windows to front of building with secondary glazing, electric radiator, electric fire with mantle piece over. Single drainer stainless steel sink unit with wall and base cupboards, work surfaces over, part tiled walls, textured ceiling, electric cooker, fridge freezer and washing machine.

#### Bedroom 1

15 x 9'5 (4.57m x 2.87m)

Window to front of building with secondary glazing, electric heater.

#### Bedroom 2

9'5 x 8'3 (2.87m x 2.51m)

Window to rear with secondary glazing, electric heater, textured ceiling.

#### En Suite Shower Room

9'5 x 3'4 (2.87m x 1.02m)

Shower cubicle, wash hand basin with cupboards below, WC, part tiled walls, extractor, textured ceiling.

#### Bedroom 3/Sitting Room

10'8 x 9'6 (3.25m x 2.90m)

Window to rear of building with secondary glazing, electric heater, three storage cupboards.

#### Shower Room

7'1 x 5'2 (2.16m x 1.57m)

Suite comprising shower, wash hand basin with cupboards below, WC, part tiled walls, laminate flooring, textured ceiling, extractor, heated towel rail.

#### Allocated Parking

Parking space located just outside front door of flat.

#### Additional Information

Tenure - Tenure: Share of freehold

Length of Lease - 999 years from 01/10/2019 - 993 Years remaining approximately.

Service Charge - £2700pa includes building 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 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

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