



Flat 11, Palm Court, 87 Palmerston Road  
Southsea, PO5 3RH

**Asking Price £260,000**

**co****groves**

Sales, Rentals and Block Management



## Flat 11, Palm Court, 87 Palmerston Road, Southsea, PO5 3RH

2 BEDROOM SECOND FLOOR APARTMENT WITH LIFT, GARAGE & SHARE OF FREEHOLD. This beautifully presented home has been tastefully renovated by the current owners over recent years including newly fitted kitchen/shower room, new doors, redecorated, rewired and new pressurised water tank. The accommodation comprises 2 bedrooms, good size lounge/dining room with bay window, fitted kitchen with oven, hob extractor, shower room with large walk in shower. Other benefits include double glazing, electric radiators and bike store/storage shed. Located in the heart of central Southsea just a short walk to seafront, Palmerston Road, bars, restaurants, cafes and bus routes. The lift has been upgraded, a new roof has just been finished and the communal areas re decorated.

### Communal Entrance

Security intercom allowing access to communal hall. Stairs and lift to second floor.

### Entrance Hall

Security entry phone, cupboard housing electric consumer unit, radiator.

### Lounge/Dining Room

16'8 into bay x 12'7 (5.08m into bay x 3.84m)  
Double glazed bay window to front, two radiators, coved ceiling.

### Kitchen

10'1 x 10'1 (3.07m x 3.07m)  
Single drainer sink unit with range of wall and base cupboards with work surfaces over. Built in oven, hob extractor. Spaces for numerous appliances, tiled flooring, double glazed window to front.

### Bedroom 1

11' x 10'10 (3.35m x 3.30m)  
Double glazed window to front, radiator, range of fitted wardrobes/storage.

### Bedroom 2

14'1 into bay x 9'1 (4.29m into bay x 2.77m)  
Double glazed bay window to front, radiator.

### Shower Room

10' max x 5'5 (3.05m max x 1.65m)  
Large walk in shower, WC, wash hand basin with storage below, radiator, extractor, vinyl flooring, storage cupboards housing pressurised water tank.

### Garage

16'4 x 8'2 (4.98m x 2.49m)  
Up and over door, light and power.

### Bike Store/Storage Shed

4'2 x 2'7 (1.27m x 0.79m)

### Additional Information

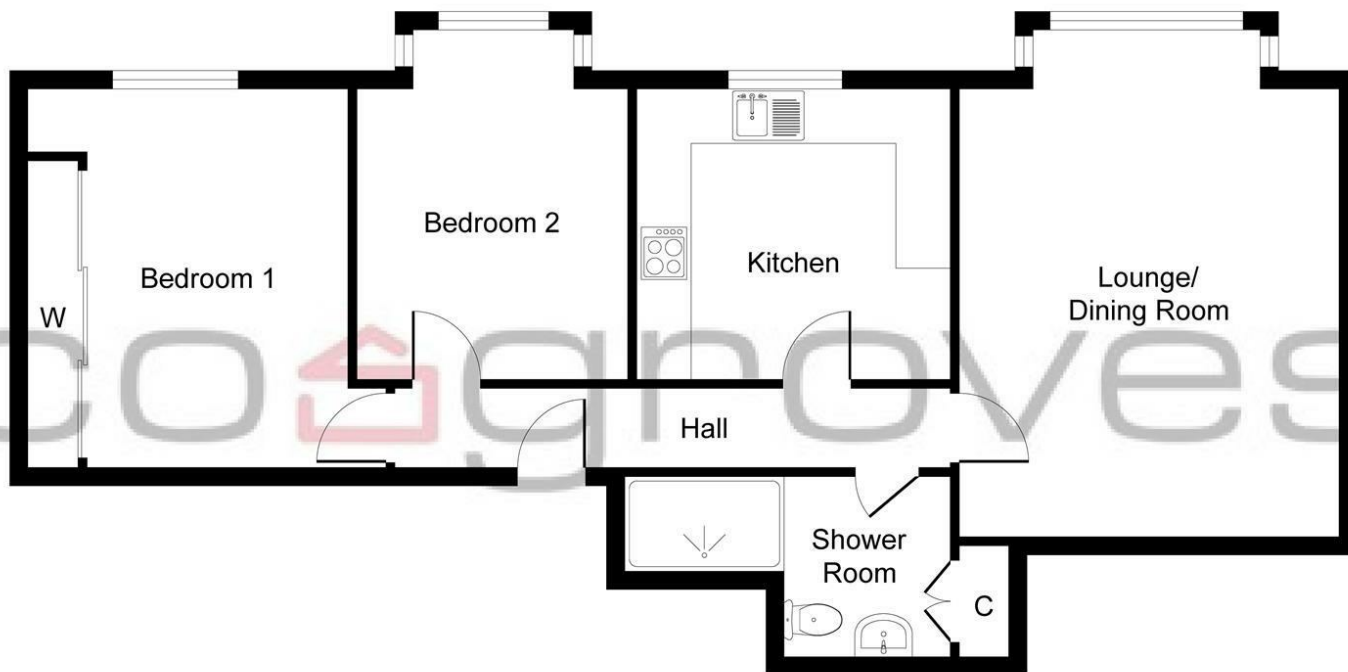
Tenure - Tenure: Share of freehold  
Length of Lease - 999 years from 09/09/1978 - 951 Years remaining approximately.  
Service Charge £1916pa  
Ground Rent - N/A

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.





Second Floor

**Palm Court, 87-89 Palmerston Road, Southsea, PO5 3RH**

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

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