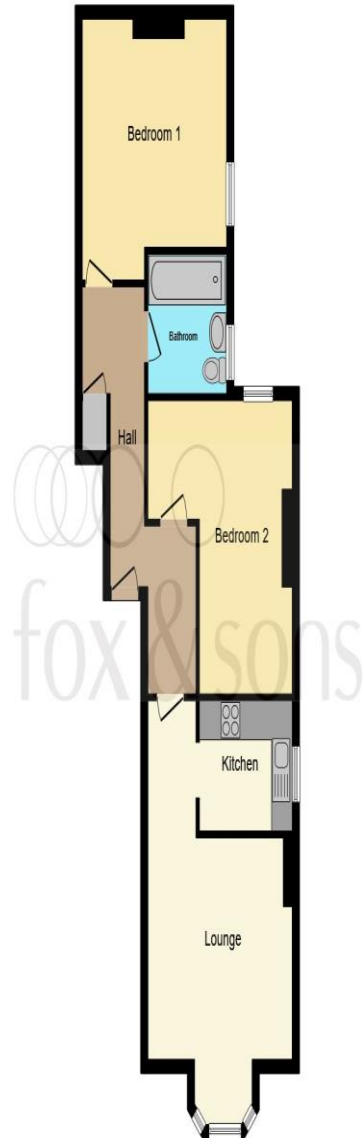


**Flat 3 Shaftesbury Road, Southsea PO5 3JP**

**welcome to**  
**Flat 3 Shaftesbury Road, Southsea**

A spacious two bedroom hall floor apartment located on the sought after Shaftesbury Road, Southsea. Close to the Common, Southsea Sea Front, in great condition and with share of the freehold, this is a must view, so please call us now to book.





Total floor area 72.3 sq.m. (778 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



### Lounge

17' 10" Max x 14' 4" Bay to wall narrowing to 13' 3" ( 5.44m Max x 4.37m Bay to wall narrowing to 4.04m )

### Kitchen

6' 7" x 8' 8" ( 2.01m x 2.64m )

### Bedroom One

13' 11" x 13' 6" Max ( 4.24m x 4.11m Max )

### Bedroom Two

15' Max x 12' 2" ( 4.57m Max x 3.71m )

welcome to

## Flat 3 Shaftesbury Road, Southsea

- 2 BEDROOMS
- HALL FLOOR FLAT
- SHARE OF THE FREEHOLD
- MODERN KITCHEN
- MODERN BATHROOM

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 10 May 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £230,000



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/SOS105773](https://fox-and-sons.co.uk/Property/SOS105773)



Property Ref:  
SOS105773 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

  
fox & sons



**023 9229 3100**



[Southsea@fox-and-sons.co.uk](mailto:Southsea@fox-and-sons.co.uk)



65 Osborne Road, SOUTHSEA, Hampshire, PO5 3LS



**fox-and-sons.co.uk**