

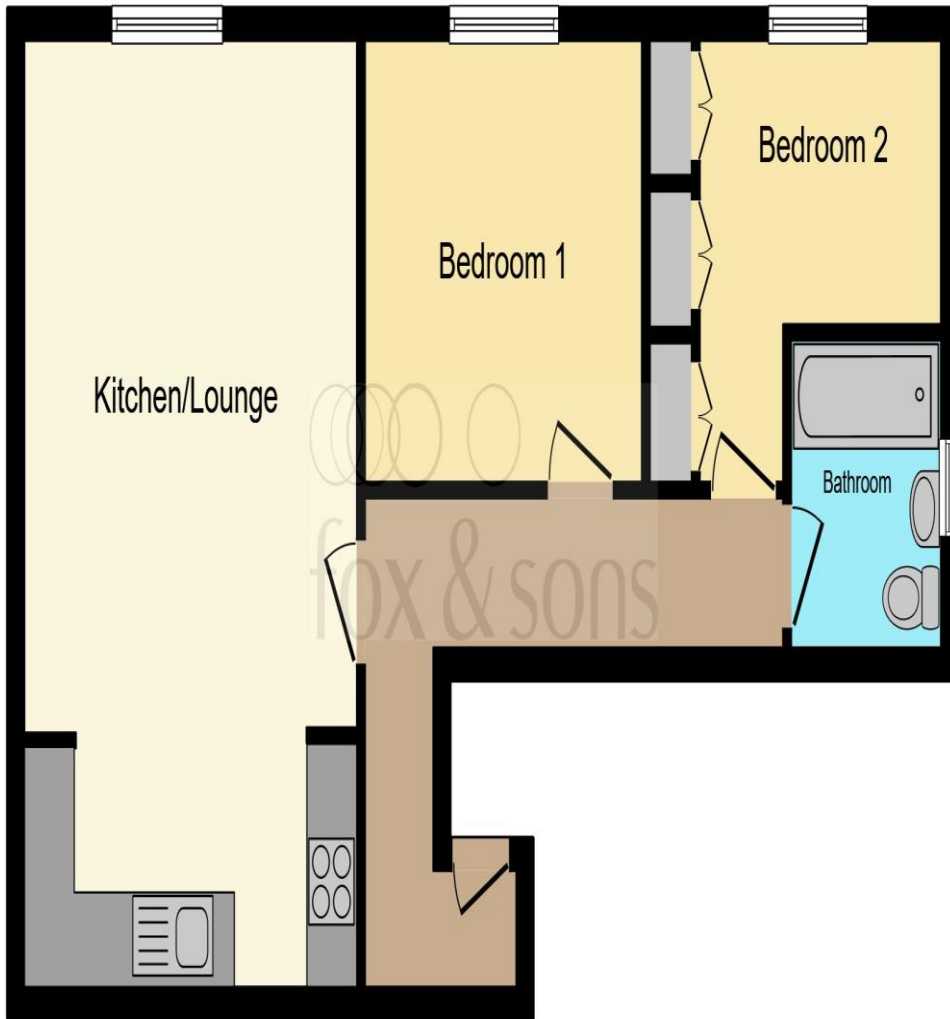


**Cottage Grove, Southsea PO5 1EW**

**welcome to**  
**Cottage Grove, Southsea**

We are delighted to bring to the market this modern two bedroom apartment situated in the heart of Southsea and close to local amenities.





Total floor area 53.8 sq.m. (579 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)



#### Hallway

#### Living Room

13' 1" x 13' 5" ( 3.99m x 4.09m )

#### Kitchen

13' x 5' 3" ( 3.96m x 1.60m )

#### Bedroom One

10' 10" x 9' 5" ( 3.30m x 2.87m )

#### Bedroom Two

11' 7" Max x 9' 6" ( 3.53m Max x 2.90m )

#### Bathroom

6' 5" x 5' 9" ( 1.96m x 1.75m )

welcome to

## Cottage Grove, Southsea

- TWO BEDROOM APARTMENT
- CENTRAL LOCATION
- MODERN THROUGHOUT
- OUTSIDE COMMUNAL PATIO AREA
- GROUND FLOOR

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£170,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/SOS105861](https://fox-and-sons.co.uk/Property/SOS105861)



Property Ref:  
SOS105861 - 0008

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**023 9229 3100**



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



65 Osborne Road, SOUTHSEA, Hampshire, PO5 3LS



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