



**Waverley Grove, Southsea PO4 0PZ**



**welcome to**

## **Waverley Grove, Southsea**

Fox & Sons welcome to the market this two bedroom modern apartment with private garden and share of freehold, situated only minutes from the seafront. This is a must see property. Call us today to view!



**BEAUTIFUL SOUTHSEA HOME WITH LARGE PRIVATE GARDEN!** Fox & Sons Southsea welcome to the market this truly lovely two bedroom home situated along Waverley Grove, Southsea. Located south of Albert Road and only minutes from the Seafront, this flat is in a prime position. Inside this shared freehold property you'll find two bedrooms, a separate kitchen, 15ft Lounge/dining room and a light and spacious modern bathroom. The gem here is this property's private 33ft garden, an exciting space rarely enjoyed by properties of this style in such a location. Benefits include, gas central heating, double glazing and a 20ft reception hall which the current owners utilise for a really great dining space. Modern and airy throughout, this would make a perfect home. Be sure to view at your earliest convenience to avoid disappointment! Call us today on; 023 9229 3100

### **Entrance Hall**

20' 4" x 6' 10" ( 6.20m x 2.08m )

### **Lounge**

14' x 14' 9" ( 4.27m x 4.50m )

### **Kitchen**

12' 4" x 6' 1" ( 3.76m x 1.85m )

### **Bedroom One**

12' x 13' 8" ( 3.66m x 4.17m )

### **Bedroom Two**

14' 1" x 4' 5" ( 4.29m x 1.35m )

### **Bathroom**

### **Rear Garden**

33' 6" approx x 25' ( 10.21m approx x 7.62m )

### **Agents Notes**



***view this property online*** [fox-and-sons.co.uk/Property/SOS106242](http://fox-and-sons.co.uk/Property/SOS106242)



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## Waverley Grove, Southsea

- TWO BEDROOM APARTMENT
- BRIGHT AND MODERN LIVING
- LARGE LIVING SPACE
- GREAT FOR A FIRST TIME HOMEBUYER
- LARGE PRIVATE GARDEN

Tenure: Leasehold EPC Rating: D

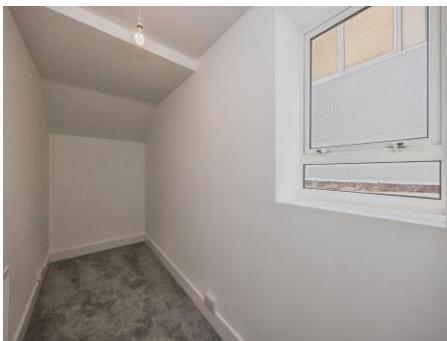
Council Tax Band: A Service Charge: 117.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 152 years from 07 Sep 2018.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

offers over

**£195,000**



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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.



Property Ref:  
SOS106242 - 0019

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the  
postcode not the actual property



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