



Brandon Court Lawrence Road, Southsea PO5 1PF



welcome to

Brandon Court Lawrence Road, Southsea

Fox and Sons are delighted to welcome this three bedroom apartment full of character, set in a sought-after building near Albert Road. Boasting a stylish open-plan living space, bathroom, rare dual access with doors leading to both sides of the building and allocated parking. Call us in branch today



Fox and Sons are delighted to present this stunning three bedroom apartment, set within a distinctive and well-regarded building, close to Albert Road.

The spacious apartment offers three well-proportioned bedrooms, a bathroom with a shower and a bath, a stylish open-plan kitchen/living/dining area, perfect for contemporary living. Full of character, the apartment also benefits from a rare dual-access layout, with two private doors providing routes to either side of the building

Further advantages include an allocated parking space, visitors' parking and a communal bike storage area.

Perfectly positioned, the apartment is just a short stroll from the seafront, Albert Road, and an excellent choice of bars, restaurants, cafes and shops. Excellent transport links are also close by, including local bus routes, Fratton Train Station, and Palmerston Road.

An opportunity not to be missed, book your viewing today!

Communal Entrance

Entrance Hall

Bedroom 1

14' 5" x 8' 4" (4.39m x 2.54m)

Kitchen

11' x 5' 9" (3.35m x 1.75m)

Living Room/Dining Area

18' x 12' (5.49m x 3.66m)

Bathroom

Bedroom 2

14' x 7' 5" (4.27m x 2.26m)

Bedroom 3

14' 7" x 8' 5" (4.45m x 2.57m)

Allocated Parking



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Brandon Court Lawrence Road, Southsea

- Three Bedroom Apartment
- Open-Plan Kitchen/Living/Dining Area
- Allocated Parking & Bike Storage
- Central Southsea
- No Chain

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Oct 2018.
Should you require further information please contact the branch. Please Note additional fees
could be incurred for items such as Leasehold packs.

£200,000



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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:
SOS106210 - 0011



023 9229 3100



Southsea@fox-and-sons.co.uk



65 Osborne Road, SOUTHSEA, Hampshire, PO5 3LS



fox-and-sons.co.uk