



**The Arts Centre Reginald Road, Southsea PO4 9HN**

**welcome to**

## **The Arts Centre Reginald Road, Southsea**

We are delighted to offer sale this modern two double bedroom, ground floor apartment, with its open planned feel this property is great for those that like to entertain. Call us today to view!



Fox & Sons are delighted to offer for sale this spacious ground floor apartment with two double bedrooms located in a convenient setting within half a mile of the seafront and local amenities. The property comprises a large open plan living room with modern kitchen and dining area with a main bathroom. Externally there are communal gardens as well a secure storage shed. The property also has allocated parking. This is a must see apartment, call us today to view!

### **Entrance Hall**

8' x 5' ( 2.44m x 1.52m )

### **Lounge/Kitchen**

18' 7" Max x 15' 10" ( 5.66m Max x 4.83m )

### **Bedroom One**

10' 9" x 10' 5" ( 3.28m x 3.17m )

### **Bedroom Two**

10' 6" Max x 14' 2" Into recess ( 3.20m Max x 4.32m Into recess )

### **Bathroom**

6' 11" x 5' 9" ( 2.11m x 1.75m )

### **Outside Communal Gardens**



***check out more properties at*** [fox-and-sons.co.uk](http://fox-and-sons.co.uk)



welcome to

## The Arts Centre Reginald Road, Southsea

- TWO DOUBLE BEDROOM APARTMENT
- OPEN PLAN KITCHEN/LOUNGE
- MODERN KITCHEN
- BATHROOM
- MODERN FINISH THROUGHOUT

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 1105.00

Ground Rent: 300.00

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.

**£170,000**



check out more properties at [fox-and-sons.co.uk](http://fox-and-sons.co.uk)

Please note the marker reflects the postcode not the actual property

**Not for marketing purposes INTERNAL USE ONLY**



Property Ref:  
SOS106263 - 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.



**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](http://fox-and-sons.co.uk)