



Flat 1 St Helens Mansions, Southsea, Hampshire, PO4 0RU

TOWN & COUNTRY  
SOUTHERN

- £290,000 Leasehold
- Ground Floor Two Bedroom Flat
- Gated Residents Parking
- Waterfront Facing Patio Area
- No Forward Chain
- Gas Central Heating & Double Glazing
- Just Back From The Seafront

A ground floor, two bedroom flat which is situated in a prominent waterfront location within easy access to the Victorian promenade, South Parade Pier and local shopping amenities. The accommodation has access from the front via a small courtyard / patio garden or via the communal car parking area at the rear. The living space comprises: hallway, two bedrooms, bathroom, 17' living room and kitchen. The property is offered with gas fired central heating, double glazing, fitted floor coverings throughout and no forward chain. Having residents car parking, a lift service (if required), as well as a southerly facing patio area, early internal viewing is strongly recommended in order to appreciate both the accommodation and location on offer.

TO FIND THE PROPERTY: By foot from South Parade Pier proceed directly across St. Helens Parade bear right where St. Helens Mansions can be found almost immediately on the left-hand side. By car from South Parade Pier proceed along St. Helens Parade in an easterly direction, turn left opposite Canoe Lake into Granada Road, then second left into Mansion Road continue into the gated car park at the rear of St. Helens Mansions.



**ENTRANCE:** Front the front are central steps with handrail leading up to main front door leading to communal hallway, external letter boxes, to the left-hand side of the steps is a pedestrian gate leading to Flat 1 only.

**COMMUNAL HALLWAY:** Door to inner hallway, lift to all floors, stairs leading down to ground floor.

**GROUND FLOOR REAR:** Access in from Mansion Road via twin remote controlled gates leading to car parking spaces, one allocated space for No.1, security entry phone system, door leading to communal hallway, fire alarm system, lift service to all floors, door to:

**FLAT 1:**

**HALLWAY:** Wood laminate flooring, cupboard housing electric meter, entry phone system, ceiling coving, double radiator, built-in storage cupboard.

**BEDROOM 1:** 15'0" x 10'5" Twin double glazed windows to rear aspect overlooking car parking, double radiator, ceiling rose and coving, wall lights, dado rail, dimmer switch, panelled door.

**BATHROOM:** White suite comprising: panelled bath, fully ceramic tiled to floor and walls, shower cubicle with panelled doors, high level shelf, low level w.c., pedestal wash hand basin, radiator, mirror, ceiling spotlights and coving.

**BEDROOM 2:** 15'10" x 7'5" Window to front aspect looking towards the covered understairs storage area, ceiling coving, panelled door, double radiator.

**LIVING ROOM:** 17'1" x 16'2" Glazed panelled door to hallway, ceiling coving and central rose, double radiator, fire surround with granite inlay and matching hearth, central door leading to courtyard with sash style double glazed windows to either side

with low sills, wood laminate flooring, glazed panelled door leading to:

**KITCHEN:** 11'9" x 6'8" Range of white fronted wall and floor units with roll top work surface, inset single drainer sink unit with mixer tap and cupboard under, wall mounted cupboard housing boiler supplying domestic hot water and central heating (not tested), double glazed window to side aspect, ceiling spotlights, one wall mounted unit with glazed panelled door and shelving, inset four ring gas hob with oven under, extractor hood, fan and light over, radiator, built-in fridge and freezer, ceramic tiled surrounds.

**OUTSIDE:** To the front is a private patio area 19'2" x 18'4" maximum, brick retaining wall with soldier railings, flower beds, side pedestrian gate leading to sea front, steps leading to central door, arched gateway leading to understairs storage area.

**GROUND RENT:** None payable as a share of the freehold is transferrable with the sale.

**MAINTENANCE:** £2,400.40 per annum (paid half yearly)

**TENURE:** Leasehold – 125 years from new in 1998 (99 years remaining).

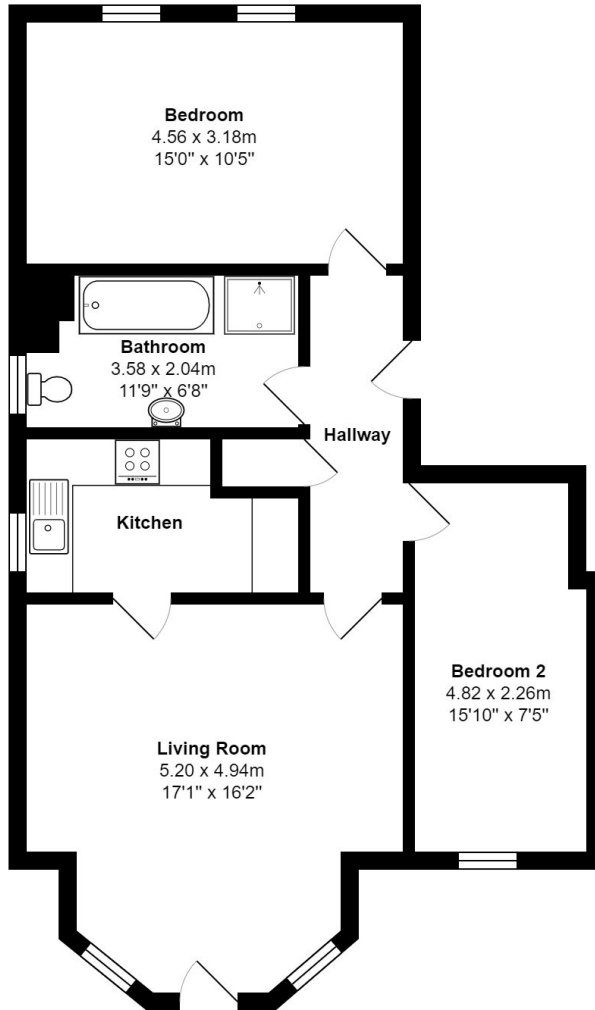
**AGENTS NOTES:**

Council Tax Band D - Portsmouth City Council

Broadband – ASDL/FTTC [Fibre Checker \(openreach.com\)](https://www.openreach.com/fibre-checker)

Flood Risk – Refer to - ([GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://www.gov.uk/check-long-term-flood-risk.service.gov.uk))





Total Area: 71.4 m<sup>2</sup> ... 768 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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