



## Flat 1 St Helens Court

St Helens Parade | Southsea | Hampshire | PO4 0RR

FINE & COUNTRY

# STEP INSIDE

St Helens Court | £650,000 Leasehold |

This stunning and extremely well presented three-bedroom, purpose built apartment sits proudly back from the seafront with magnificent views over the Solent. Being situated on the raised first floor level and offering 1161 sq ft of living space with an 18' sitting room, open plan dining room and fully fitted kitchen, three bedrooms, a shower room and separate cloakroom as well as a balcony accessible the primary rooms. This excellent apartment has been fully renovated and is ready for immediate occupation, it benefits from gas fired central heating, double glazing, an allocated car parking space and lift service. Located adjacent to Canoe Lake, the impressive Victorian promenade, South Parade Pier and local shopping amenities, the sea views are stunning and from the balcony you can sit back from the busy promenade but have the advantages of an ever-changing seascape on your doorstep. Early internal viewing of this impressive apartment is strongly recommended in order to appreciate both the accommodation and location on offer.

**ENTRANCE:** Brick retaining wall with paved area and shrub borders, second opening leads to allocated car parking space (displayed as No. 1), communal sliding main front door with entry phone system leading to:

**COMMUNAL HALLWAY:** Seating area, staircase and lift rising to all floors.

**FIRST FLOOR:** Landing, door to communal staircase, internal door leading to landing providing access to Flats 1,2 & 3.

**FLAT 1:** Main front door with security spy-hole leading to:

**HALLWAY:** 33'9" x 5'0" maximum. Built-in double doored narrow cupboard with cloaks hooks and shelving, textured ceiling, double radiator, panelled doors to primary rooms, control for central heating.

**BEDROOM 1:** 13'7" x 12'2" Comprehensive range of fitted bedroom furniture including mirror fronted wardrobes to one wall with hanging space and shelving, central dresser unit with range of drawers under, mirror and lighting over, overbed wall units, bedside cabinets and chests of drawers, radiator, textured ceiling, sliding double glazed door with full height panel to one side leading onto roof terrace with outstanding views over gardens, the waterfront and towards the Solent.

**BEDROOM 2:** 13'7" x 10'0" Range of built-in bedroom furniture including mirror fronted wardrobes with overbed storage and bedside cabinets, radiator, textured ceiling, sliding double glazed door with full height window to one side leading to roof terrace with outstanding views towards the Solent.

**CLOAKROOM:** Fully ceramic tiled to floor and walls, wash hand basin with mixer tap and cupboard under, mirror fronted medicine cabinet over, concealed cistern w.c., radiator, ceiling spotlights.







**SHOWER ROOM:** Fully ceramic tiled to floor and walls, chrome heated towel rail, shower cubicle with full height glazed panel, concealed cistern w.c. with shelf over, extractor fan, ceiling spotlights, pedestal wash hand basin with mixer tap, mirror fronted medicine cabinet over.

**BEDROOM 3:** 11'8" x 8'1" Double glazed window to rear aspect, built-in double doored airing cupboard with range of shelving and wall mounted Worcester boiler supplying domestic hot water and central heating (not tested), textured ceiling with coving.

**SITTING ROOM:** 18'10" x 12'1" Glazed panelled door leading to dining area, textured ceiling, double radiator, to the front are large windows with outstanding views over Southsea Gardens towards the seafront, the Solent and Isle of Wight beyond, double glazed door leading to roof terrace.

**KITCHEN / DINING ROOM:** 25'6" x 10'5" approx. overall depth of both rooms.

**Dining Room:** 13'9" x 10'4"

To the front is tiled flooring with folding doors leading to kitchen, glazed panelled door leading to living room, double glazed window to front aspect with outstanding views over the gardens towards the Solent with double radiator under, ceiling spotlights.

**Kitchen:** 11'9" x 10'5" approx.

Comprehensive range of white fronted wall and floor units with granite work surface, inset twin bowl sink unit with mixer tap, integrated Hotpoint washing machine with matching door, matching flooring, Siemens four ring electric hob with range of pan drawers under and extractor hood, fan and light over, double glazed window to rear aspect, eye-level Siemens oven with microwave over and storage cupboards over and under, integrated, integrated fridge and freezer with matching doors, ceiling spotlights, double glazed window to rear aspect.

**ROOF TERRACE:** Accessible from the living room and both primary bedrooms is access onto tiled terrace with chrome fenders and floating glass screens, outstanding views towards Canoe Lake, Southsea seafront, South Parade Pier, the Solent and Isle of Wight beyond.





**OUTSIDE:** Allocated car parking space No.1 (largest on site), allocated bin storage area.

**SERVICE CHARGE:** £237.20 pm (£2,370.00 per annum).

**TENURE:** Leasehold 999 years from renewal in 2014 (989 years remaining).

**GROUND RENT:** None payable as the property is sold with a share of the Freehold.

**AGENTS NOTES:** Council Tax Band E - Portsmouth City Council

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

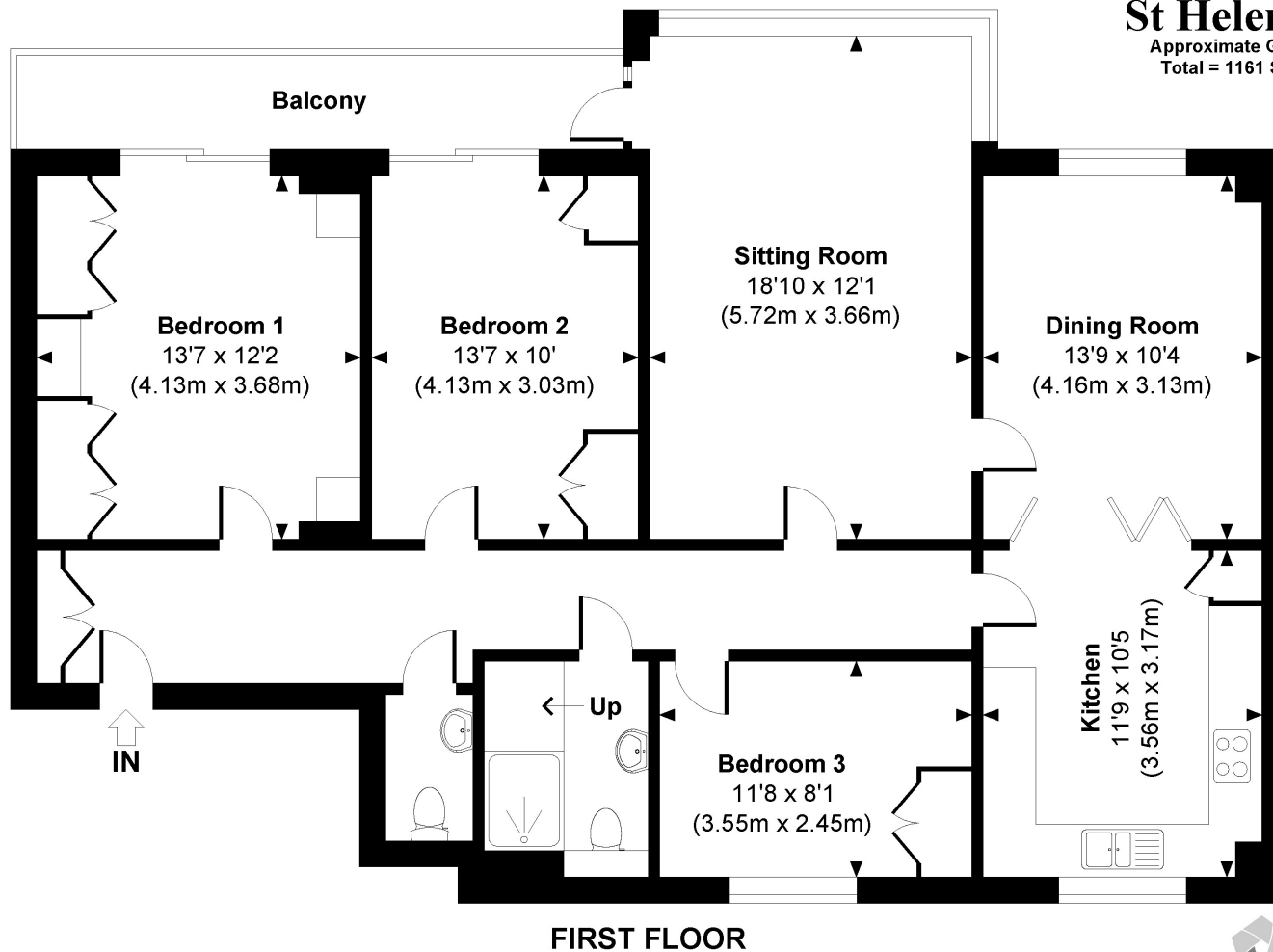
Flood Risk – Refer to - ([GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://www.gov.uk/check-long-term-flood-risk.service.gov.uk))

Before viewing the property consideration must be given to the fact that substantial work is due to take place to the front of the apartment block over the next two years with replacement of the bay windows to front aspect with an architect design specification. This includes replacement of the windows on all sixteen of the front facing apartments, a schedule of the works and design, that has been passed with planning permission granted will be available for inspection early 2024. The seller is willing to negotiate on the selling price of the property to cover a significant amount towards the costs of these works.



# St Helens Court

Approximate Gross Internal Area  
Total = 1161 Sq Ft / 107.85 Sq M



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> | 80                      | 83        |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England & Wales                             |          | EU Directive 2002/91/EC |           |



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Registered in England and Wales. Company Reg. No. 6792128. Registered Office: Parish Properties Ltd, 24 Park Road South, Havant, Hampshire, PO9 1HB, copyright © 2021 Fine & Country Ltd.



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