



Flat 1 Lake House

12 St Helens Road | Southsea | Hampshire | PO4 0QJ

FINE & COUNTRY

STEP INSIDE

Flat 1 Lake House | £600,000 | Leasehold

Lake House is a landmark, seafront building which was rebuilt in 2014 replicating the previous imposing Victorian Villa that sat proudly in this Canoe Lake and sea facing position. Apartment 1 provides 1084 sq ft of living space and include its own garden and a garage. The apartment comprises; two bedrooms, a family bathrooms and en-suite shower room, an open plan 26' living room inc., a quality fitted kitchen with high standard fitted appliances and a boiler / utility room. This apartment has underfloor heating and double glazing throughout. The front of the property has a south-easterly aspect with large bay windows and French doors that lead into a private garden. The building is perfectly suited for the demands of modern life, yet it retains the characteristics of the former Victorian Villa with beautifully proportioned rooms, yet with a contemporary feel which provides both sophistication and style with 21st Century facilities. Lake House sits back from the road proudly elevated in, what can only be considered to be an exclusive residential area, being adjacent to Canoe Lake recreation area and only a short distance away from the boutique Albert Road shopping facilities, Palmerston Road and Gunwharf Quays retail and entertainment complex.

Portsmouth & Southsea railway station offers good commutable links to London Waterloo and the road links to the City of Portsmouth and other primary south coast cities, Southampton Airport and the South Downs National Park. Early internal viewing of this impressive ground floor apartment is strongly recommended in order to appreciate both the accommodation and location on offer.

ENTRANCE: To the front of the property is a pillared gateway providing vehicular and pedestrian access lead to a drive to the left hand side of the property leading to the rear with visitors car parking facilities, the garage allocated to No. 1 is located in a rear block of garages accessible from Whitwell Road, communal front door with entry phone system leading to:

FRONT DOOR: Ramp leading to main communal front door with security entry phone system leading to:

COMMUNAL HALLWAY: Letter boxes, coir matted area, alarm system, ceiling spotlights, access to lift, door to:

INNER HALLWAY: Door to:







FLAT 1:

HALLWAY: 21'10" x 3'8" Amtico flooring with underfloor heating, wired-in alarm, ceiling spotlights, wall lights, doors to primary rooms.

BEDROOM 1: 16'7" x 10'5" Double glazed windows to rear aspect with blinds, wooden flooring with underfloor heating, range of built-in bedroom furniture including floor to ceiling wardrobes with mirror fronted doors, hanging space and shelving, ceiling spotlights, door to:

EN-SUITE SHOWER ROOM: Wet room shower area with floor drain away, wall mounted controls and drench style hood, wash hand basin with drawers under, double glazed frosted window, fully ceramic tiled floor and walls, concealed cistern w.c., chrome heated towel rail, underfloor heating.

FAMILY BATHROOM: White suite comprising; double ended panelled bath with central mixer tap and shower attachment, close coupled w.c., wash hand basin with mixer tap and drawers under, tiled flooring with underfloor heating, chrome heated towel rail, wet room style shower area with drench style hood, wall mounted controls, ceiling spotlights, double glazed window to side aspect.

BEDROOM 2: 16'7" x 10'0" Wooden flooring with underfloor heating, double glazed window to rear aspect, range of built-in furniture including mirror fronted wardrobes, ceiling spotlights.

OPEN PLAN LIVING ROOM INC. KITCHEN: 26'6" x 16'8"

Living area: Neville Johnson range of media cupboards to one wall with drawers and wiring for T.V with glazed fronted units to either side, double glazed bay window with twin doors leading to garden, matching flooring, ceiling spotlights.
Kitchen area: Comprehensive range of cream fronted wall and floor units with Corian work



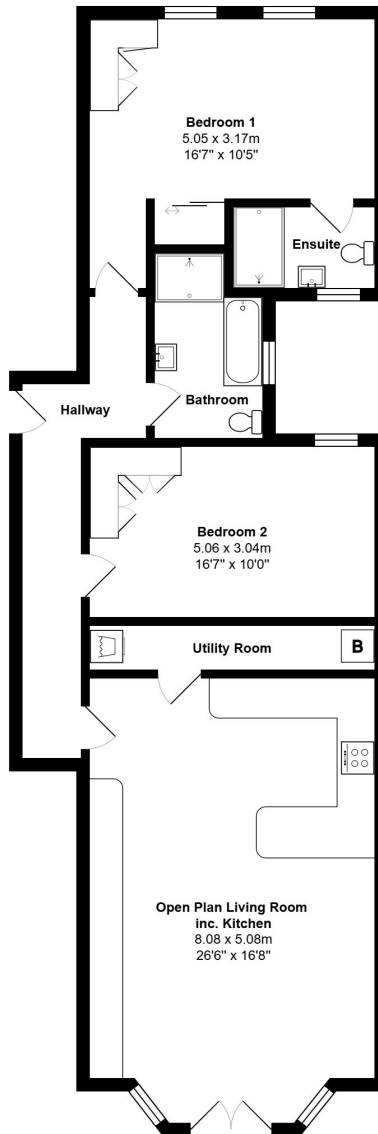


surface, inset 1½ bowl sink unit with mixer tap and drainer to one side, corner curved unit, under unit lighting, eye-level Bosch microwave, integrated Neff dishwasher, eye-level Bosch oven and grill with storage cupboards over and under, range of pan drawers, Amtico flooring, peninsular breakfast bar divide incorporating fridge and freezer under with matching doors, inset Bosch induction hob with glass splashback, extractor hood, fan and light over, ceiling spotlights and wall lights, entry phone system, controls for underfloor heating, door to:

UTILITY / BOILER ROOM: 16'8" x 2'7" Wall mounted Vaillant boiler supplying domestic hot water and central heating (not tested), controls for underfloor heating, to one end is a surface with shelving over and washing machine point under, matching flooring, lighting, high level electric consumer box, extractor fan, ceiling spotlights.

OUTSIDE: To the front is a garden enclosed by railings on two sides with brick retaining wall, railing and hedge to the front, lawn with patio, side pedestrian gate.





Total Area: 100.7 m² ... 1084 ft²
All measurements are approximate and for display purposes only

AGENTS NOTES:

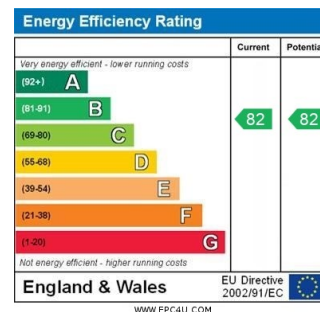
Council Tax Band E - Portsmouth City Council

Broadband – ADSL/FTTC/FTTP

[Fibre Checker \(openreach.com\)](#)

Flood Risk – Refer to -

[\(GOV.UK \(check-long-term-flood-risk.service.gov.uk\)\)](#)



To the rear of the property is a detached garage block with allocated garage for Flat 1, guest car parking facilities.

GARAGE: Located within the rear block accessible for Whitwell Road. First garage on left hand side. Up and over shutter roller door.

TENURE: Leasehold - 999 years from 2013 (987 years remaining).

The Freehold is owned by the homeowners through Lake House Freehold Ltd, Flat No.1 has one of the nine shares in the company.

MAINTENANCE: £3,611.07 per annum inc. communal lighting, lift service, electric gates gardening and window cleaning.

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

TO FIND THE PROPERTY: From South Parade Pier continue along the waterfront in an easterly direction bearing left into St. Helens Parade where Lake House can be found a short distance along on the left hand side.



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, copy-right © 2025 Fine & Country Ltd.



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