



**£525,000**  
**77 Festing Road Share of Freehold**  
Southsea, PO4 0NQ

SPACIOUS APARTMENT IN DESIRABLE LOCATION! Situated in the historic prominent building of Redlands, which is located on the corner of Festing Road and Eastern Parade. A location which is second to none, with the peaceful Canoe Lake and the seafront within a short walk, the property is an ideal purchase for someone looking for a seaside residence. Once inside, the spacious first floor accommodation of 1,388sq.ft (129sq.m) briefly comprises; grand hallway, three double bedrooms, a stunning fitted kitchen with 'Quartz' work surfaces and bathroom suite. The main attraction for the home is the light and airy living room with a delightful turret looking down St. Helens Parade. The period home offers many additional features with a share of freehold, double glazing, gas central heating and an abundance of period features including high ceilings throughout, high skirting boards and coving. To fully appreciate the size and location on offer, please call the Marmion Road office at your earliest convenience.



**COMMUNAL ENTRANCE** Communal front door.

**COMMUNAL HALLWAY** Stairs to all floors, door to:-

**HALLWAY** Grand hallway with period features include high ceilings and period picture rail, high skirting boards, doors to all rooms, radiator, borrowed light window.

**LIVING ROOM** 23' 6" into turret x 21' 1" into turret (7.18m x 6.45m) Double glazed windows within the turret, double glazed window to side elevation, radiator, carpeted, high ceilings and high skirting boards, electric fireplace.

**BEDROOM THREE** 11' 11" x 8' 6" (3.64m x 2.60m) Double glazed window to side elevation, carpeted, high ceilings and pictures rails, porthole window.

**BEDROOM TWO** 18' 0" into bay x 11' 10" at widest point (5.49m x 3.61m) Double glazed bay window to side elevation, carpeted, radiator, high ceiling and high skirting boards.

**WC** 5' 5" x 3' 0" (1.66m x 0.92m) Low level WC, vinyl flooring, double glazed window to side elevation.

**BATHROOM** 6' 1" x 8' 3" (1.87m x 2.53m) Panel enclosed bath with central tap, thermostatic shower with oversized shower head, low level WC, wall mounted wash basin, heated towel rail, tiled to principal areas and vinyl flooring, double glazed window to side elevation.

**BEDROOM FOUR** 7' 4" x 18' 2" (2.25m x 5.54m) Double glazed window to side elevation, carpeted, radiator, period features include high ceilings, picture rail and coving.

**KITCHEN** 10' 2" x 14' 1" (3.11m x 4.31m) Lovely fitted 'Wren' kitchen comprising a range of wall and base level units incorporating 'Quartz' work surfaces, sink and drainer unit, double 'Zanussi' oven, integral washing machine, dishwasher and fridge/freezer, gas hob with extractor hood over, vinyl flooring, radiator, door to fire exit.

**BEDROOM ONE/DINING ROOM** 16' 5" into bay x 15' 10" including wardrobe depth (5.01m x 4.85m) Double glazed bay window to rear elevation, double glazed window to side elevation, carpeted, radiators, built-in wardrobes, period features include high ceilings, picture rail and coving.

**OUTSIDE** Communal gardens and private shed.



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**LOCAL AUTHORITY**  
Portsmouth City Council

**TENURE**  
Share of Freehold

**COUNCIL TAX BAND**  
Band A

**VIEWINGS**  
By prior appointment only

**FREEHOLDER/MANAGING AGENT:**  
Redlands Residents Association Ltd

**GROUND RENT/SERVICE CHARGE:** £175 per annum

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	75
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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