

**FLAT 17 CHACKSFIELD COURT  
29 CRANESWATER PARK, SOUTHSEA,  
HAMPSHIRE, PO4 0NX**



**£295,000** Leasehold

TWO BEDROOM APARTMENT WITH GARAGE! A superbly presented purpose-built apartment, ideally located on one of Southsea's most desirable roads, Craneswater Park. Just moments from Canoe Lake and the seafront, and within easy walking distance of Southsea's vibrant shopping precinct, this fourth-floor residence offers both comfort and convenience. The accommodation comprises two well-proportioned double bedrooms, a generous 17ft (approx.) lounge/diner enjoying sea views, a stylish modern kitchen with integral appliances, a spacious modern bathroom, and separate additional WC. Further benefits include double glazing throughout, a gas central heating system, an extended lease with approximately 136 years remaining, and garage. Properties of this calibre in such a prime location rarely stay on the market for long, so an early viewing is strongly recommended.



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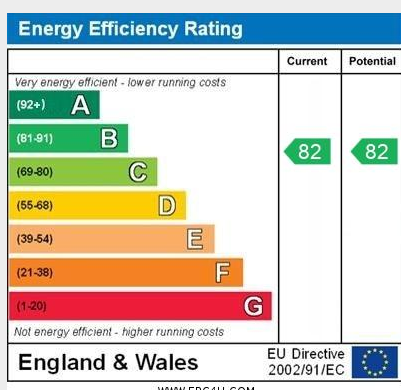
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## COMMUNAL ENTRANCE

Security entry system, door to:-

## COMMUNAL FOYER

Lift and stairs to all floors, door out to rear of building, apartment can be found on fourth floor.

## HALLWAY

Security entry phone, carpeted flooring, doors to all rooms, radiator, four built-in storage cupboards (one with space and plumbing for washing machine and tumble dryer).

## LOUNGE/DINER

17' 5" into bay x 12' 4" (5.32m x 3.78m)

Double glazed bay window to front elevation with sea views, carpeted flooring, radiator, TV/satellite and telephone points.

## WC

4' 5" x 2' 10" (1.36m x 0.87m)

Close coupled WC, wall mounted wash basin, part tiled walls and tiled flooring.

## KITCHEN

8' 7" x 9' 4" (2.64m x 2.86m)

Double glazed window to side elevation, modern fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, one and a half bowl stainless steel sink and drainer unit with mixer tap, built-in double oven, built-in halogen hob with extractor hood over, integral dishwasher/fridge and freezer, wall mounted Worcester' combination boiler, tiled to principal areas and tiled flooring.

## BEDROOM ONE

13' 2" x 9' 8" (4.03m x 2.95m)

Double glazed window to front elevation, carpeted flooring, radiator, built-in wardrobe, satellite TV and telephone points.

## BATHROOM

9' 4" x 5' 10" (2.87m x 1.79m)

Obscure double glazed window to front elevation, modern fitted suite comprising panel enclosed P shape bath with curved glass screen, thermostatic shower mixer over, close coupled WC, pedestal mounted wash basin, heated towel radiator, radiator, fully tiled walls and tiled flooring.

## BEDROOM TWO

13' 11" x 7' 4" (4.26m x 2.26m)

Double glazed window to front elevation, carpeted flooring, radiator, built-in wardrobe.

## GARAGE

15' 0" x 8' 3" (4.59m x 2.53m)

Up and over door, power and lighting.

## AGENTS NOTE:

## COUNCIL TAX

Band C.





# LEASE INFORMATION:



As of May 2025, the vendor has informed us that the lease details are as follows:-

**Tenure:** Leasehold

**Landlord/Managing Agent:** Melfield Property Management.

**Balance of Lease:** 136 year remaining.

**Ground Rent Charges:** £150 per annum.

**Ground Rent Review Period:** TBC

**Maintenance/Service Charges:** £1931.16 per annum, paid quarterly.

**Maintenance /Service Charges Review Period:** TBC

**Building Insurance:** Included in Maintenance/Service Charges.

Confirmation of all charges relating to this property should be confirmed by your solicitor prior to any exchanging of contracts.

FOURTH 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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## OFFICE ADDRESS

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## OFFICE DETAILS

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