



## Flat 7, 32-33 Hampshire Terrace , Portsmouth, PO1 2QF

**Guide price £225,000**

This impressive four-bedroom flat offers a generous living space of 1,432 square feet. With no forward chain, this property presents an excellent opportunity for those looking to make a new home or an investment in a thriving location.

Upon entering, you will find a self-contained apartment with dual access, ensuring both privacy and convenience. The recent complete refurbishment has transformed this flat into a blank canvas, ready for you to personalise and make your own. The newly fitted kitchen is a highlight, providing a modern space for culinary creativity.

The spacious reception room offers a welcoming area for relaxation and entertainment, while the four bedrooms provide ample space for rest and privacy. A newly fitted W.C. and shower room adds to its appeal.

Situated just a short walk from the picturesque Southsea Common, residents can enjoy the beauty of the outdoors and the vibrant community atmosphere.

The flat is equipped with gas central heating, ensuring comfort throughout the year, and holds an Energy Performance Certificate rating of C, reflecting its efficiency.

With a Council Tax band of C, this property is not only appealing in terms of space and location but also offers a practical financial aspect.

Whether you are considering a family home or an investment opportunity, this flat is a remarkable find in the popular area of Hampshire Terrace in Portsmouth.

- Chain Free
- Four Bedrooms
- Redecorated Throughout - New Kitchen and Bathrooms
- Ideal Investment Opportunity in a Popular Location
- Gas Central Heating, EPC Rating C, Council Tax Band C
- Share of Freehold
- Large Apartment ; 133 Square Metres
- Private Entrance
- Low Service Charge and No Ground Rent
- 999 year lease

### Viewing

Please contact our ROK Marsh Office on 02393233267 if you wish to arrange a viewing appointment for this property or require further information.



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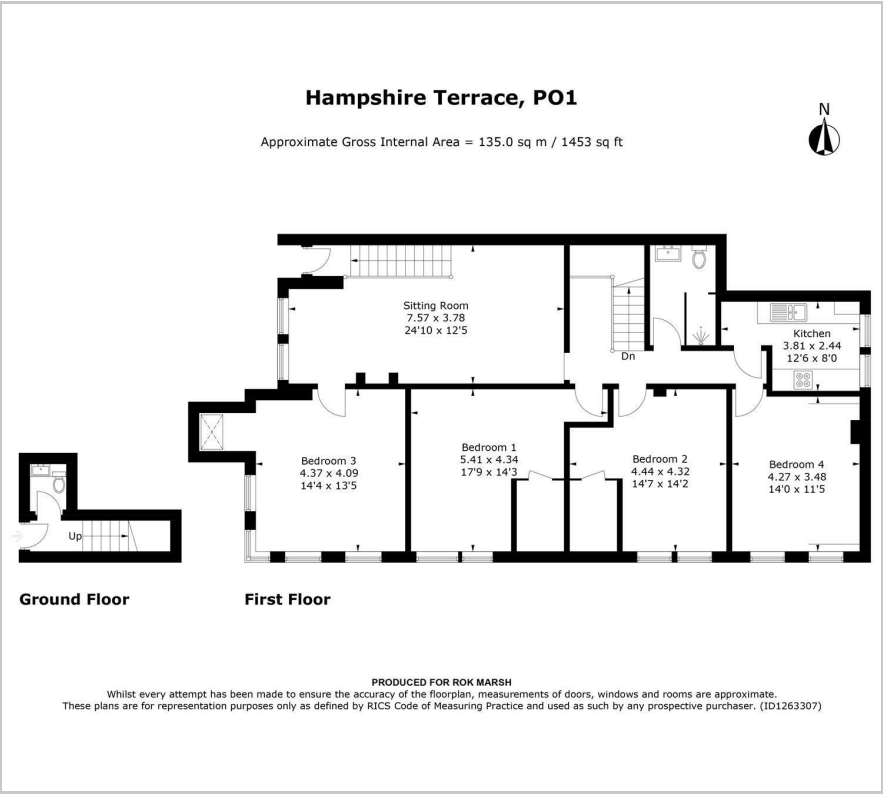
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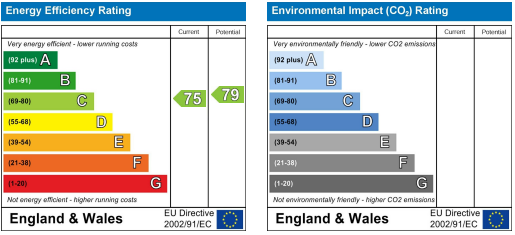
Floor Plan



Area Map



Energy Efficiency Graph



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