



**Flat 2 (Hall Floor Flat) 32 Shaftesbury Road
Southsea, PO5 3JR**

Offers Over £165,000

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Sales, Rentals and Block Management

Flat 2 (Hall Floor Flat) 32 Shaftesbury Road, Southsea, PO5 3JR

GUIDE PRICE £165,000-£170,000. BEAUTIFULLY PRESENTED 1 BEDROOM HALL FLOOR APARTMENT WITH SHARE OF FREEHOLD, LOCATED IN THE HEART OF CENTRAL SOUTHSEA, JUST A SHORT WALK TO SEAFRONT & PALMERSTON ROAD. The accommodation comprises a large double bedroom, good size lounge/dining room with separate kitchen, modern bathroom suite. The property benefits from double glazing, gas central heating, high ceilings and feature fireplaces. Located within minutes of the seafront, bars, restaurants, shops, cafes, coffee shops and bus routes.

Communal Entrance

Steps up to front entrance with door to communal hall. Flat front door to:

Entrance Hall

Understairs storage cupboards.

Lounge/Dining Room

13' x 19'1 max (3.96m x 5.82m max)

Double glazed window to rear, radiator, picture rail, feature fireplace, double doors to:

Kitchen

7'7 x 12' (2.31m x 3.66m)

One and a half bowl stainless steel sink unit with range of wall and base cupboards with work surface over, drawers, two double glazed windows to rear, oven, hob, extractor, space for fridge & freezer, plumbing for washing machine, radiator, textured ceiling, tiled flooring, additional storage cupboard housing Ideal gas boiler.

Bedroom

18'3 into bay x 13'6 (5.56m into bay x 4.11m)

Double glazed bay window to front, feature fireplace, textured ceiling, picture rail, radiator.

Bathroom

6'3 x 5'5 (1.91m x 1.65m)

White suite comprising bath with shower over, shower screen, wash hand basin with storage below, WC, part tiled walls, textured ceiling, extractor, heated towel rail, vinyl flooring.

Additional Information

Tenure - Share of freehold

Length of Lease - 198 Years from 31st December 1990. 163 years remaining approximately.

Service/Maintenance Charge £2370.79pa includes buildings insurance

Ground Rent - N/A

The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply they have been tested.





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Hall Floor

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		69	76
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales			
	EU Directive 2002/91/EC		

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49-51 Osborne Road
Southsea
Hampshire
PO5 3LS

Tel: 02392 827827
Email: info@cosgroves.co.uk
www.cosgroves.co.uk

