



# FOR SALE

## £240,000

Flat 3, Gannet House Eastern Parade,  
Southsea, PO4 9RA.

Tenure: Share of Freehold

ESTATE  AGENTS

# LAWSON ROSE

## PROPERTY DESCRIPTION

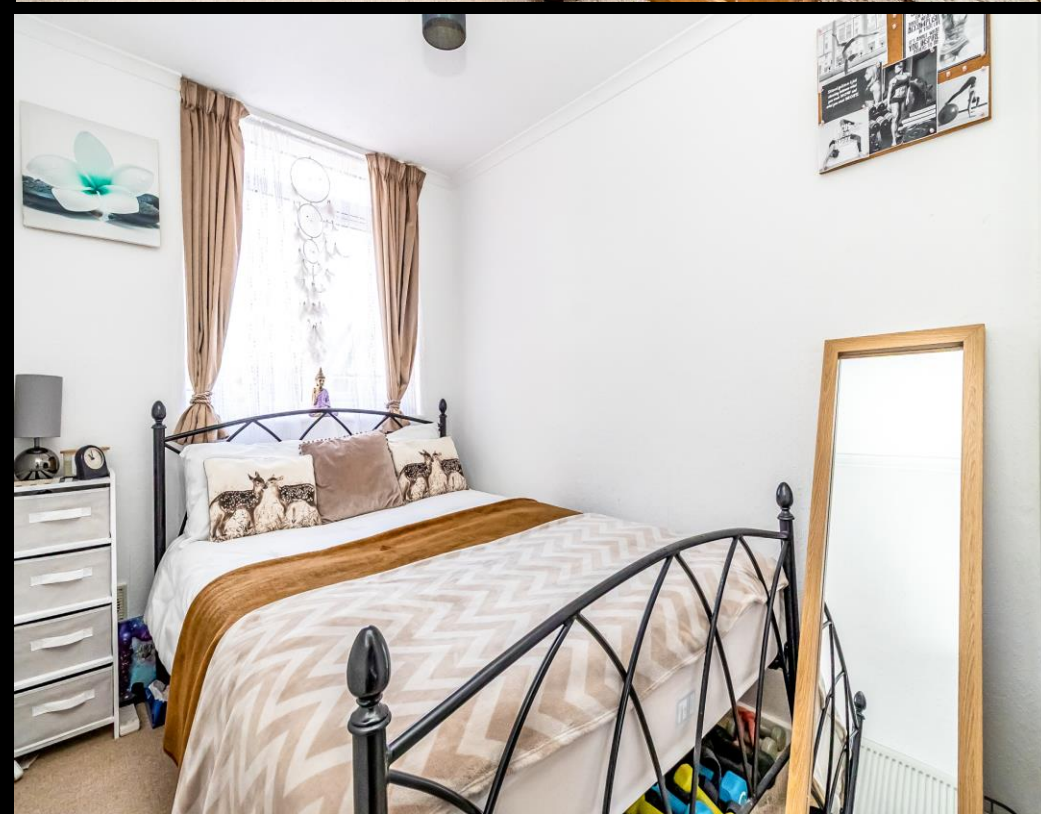
Set back from the road in a desirable corner position, this beautifully presented southerly-facing apartment occupies a prime spot on the front-facing floor of an imposing detached block. Perfectly positioned just moments from the seafront and promenade, the home enjoys delightful views over local tennis courts and attractive landscaped greenery. Offered with no forward chain and the added benefit of an allocated off-road parking space, the apartment has been maintained to an immaculate standard throughout. Inside, a welcoming hallway leads to two generously proportioned double bedrooms, each with built-in wardrobes, a modern fitted shower room, and a bright, spacious open-plan living area with lovely outlooks. This living space flows seamlessly into a contemporary fitted kitchen/breakfast room, making it ideal for both relaxing and entertaining. Further features include double glazing, gas central heating, an external store and a share of the freehold—all adding to its appeal as a low-maintenance coastal home. With its superb location, excellent presentation, and desirable extras, this is a fantastic opportunity not to be missed. For more information or to arrange a viewing, please contact the Lawson Rose sales office today.

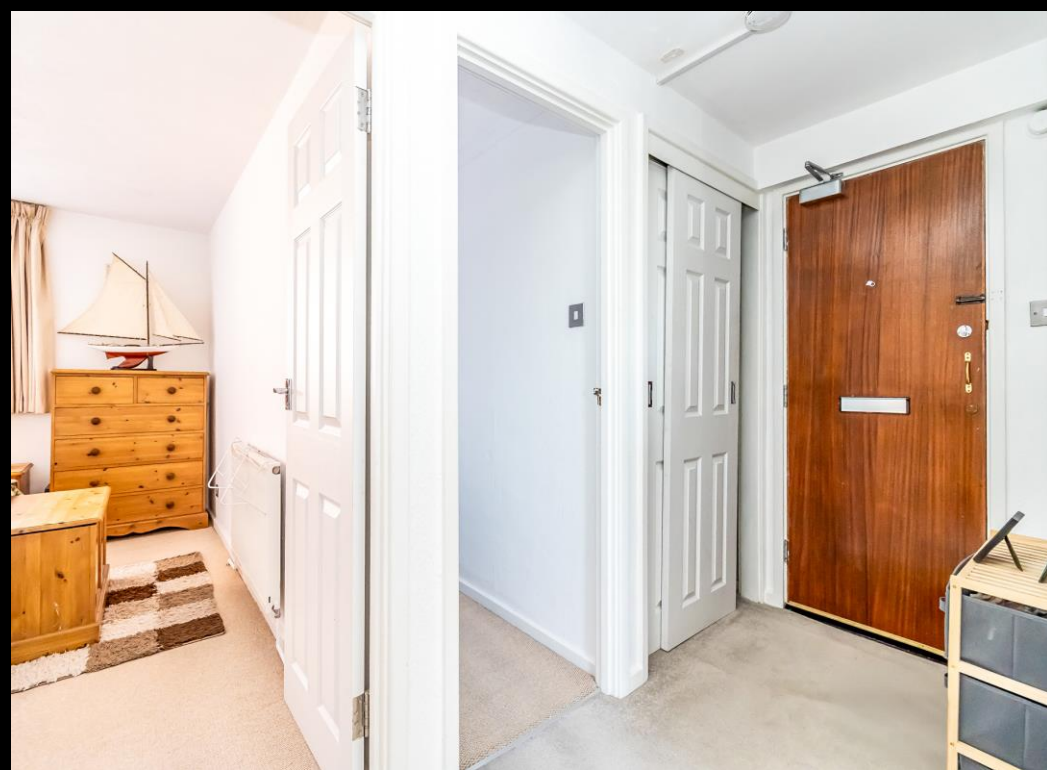
### Material Information:

- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Gas Central Heating
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice and data availability in this area.
- Allocated Off Road Parking & Permit Parking: 1<sup>st</sup> permit is £30, 2<sup>nd</sup> permit is £120 and 3<sup>rd</sup> permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band
- Flood Risk – Low Risk (Stated on the Gov.uk portal)
- Tenure – Share Of The Freehold
- Term: 999 years from and including 1 November 2017 – 991 Years Remaining
- Management Company: Cosgroves
- Service Charge: TBC
- Ground Rent: Peppercorn



**02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)**  
**131 Winter Road, Southsea, PO4 8DS**





# Gannet House, Eastern Parade, Southsea

Approximate Gross Internal Area = 59.2 sq m / 637 sq ft

Storage = 2.0 sq m / 22 sq ft

Total = 61.2 sq m / 659 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.(ID189405)

Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.