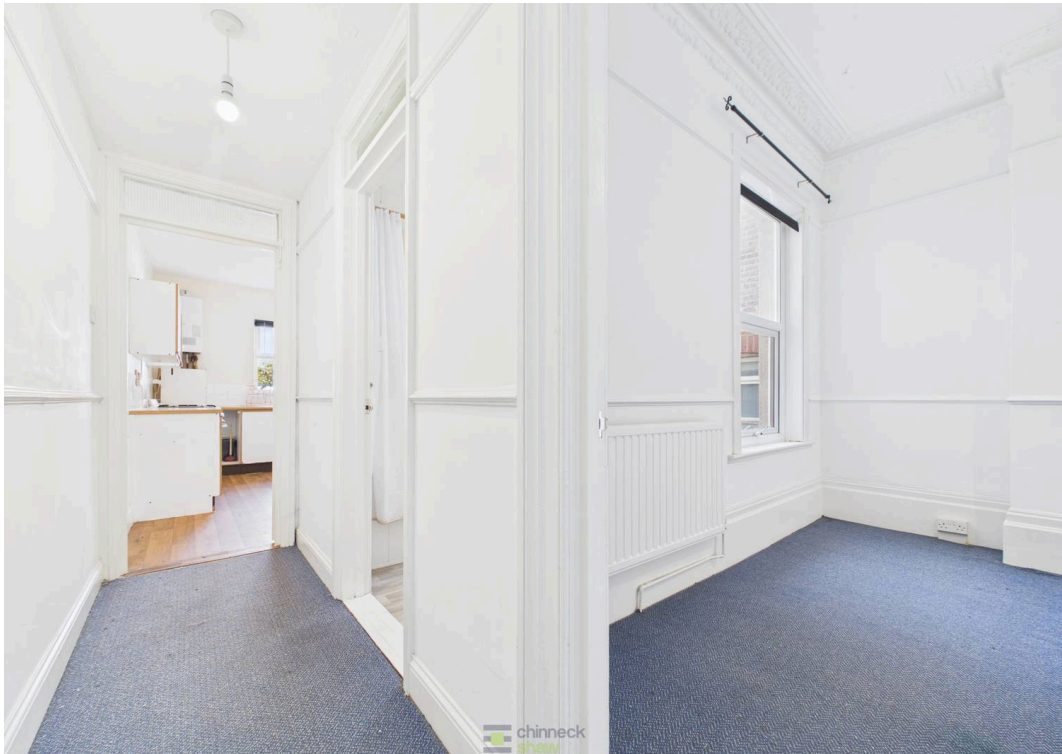




109b St. Andrews Road, Southsea

Offers in Region of £138,000

 chinneckshaw



# 109b St. Andrews Road

Southsea

This one bedroomed flat is perfect for first time buyers or as a smart investment opportunity. The bay fronted living room is bright and inviting, offering plenty of space for relaxing or entertaining friends, while the large window fills the room with natural light. The modern kitchen is practical, with contemporary fittings that make daily cooking a breeze. Throughout the flat, neutral decoration creates a calm and versatile backdrop, ready for you to add your own personal touch. The bedroom promises a peaceful retreat at the end of the day, with ample room for storage and a cosy atmosphere. The bathroom is well-presented and functional, ideal for busy mornings or unwinding after work. Located conveniently close to main road networks, this property makes commuting or exploring the area straightforward, and local amenities are easily reached, making every-day living simple and stress-free. Whether you are looking to step onto the property ladder or seeking a low-maintenance addition to your portfolio, this flat offers comfort, style, and practicality in equal measure.

**Material Information** • Tenure: Leasehold • Council Tax: Band A • Electricity: Mains Supply • Heating: Gas • Water Supply: Mains Supply • Sewage: Mains Supply • Broadband: Standard, Superfast and Ultrafast Fibre are all available in this area • Parking: On Street • Mobile: Ofcom official website checker states that EE, Vodafone, O2 and Three available in the area • Flood Risk: Low Risk





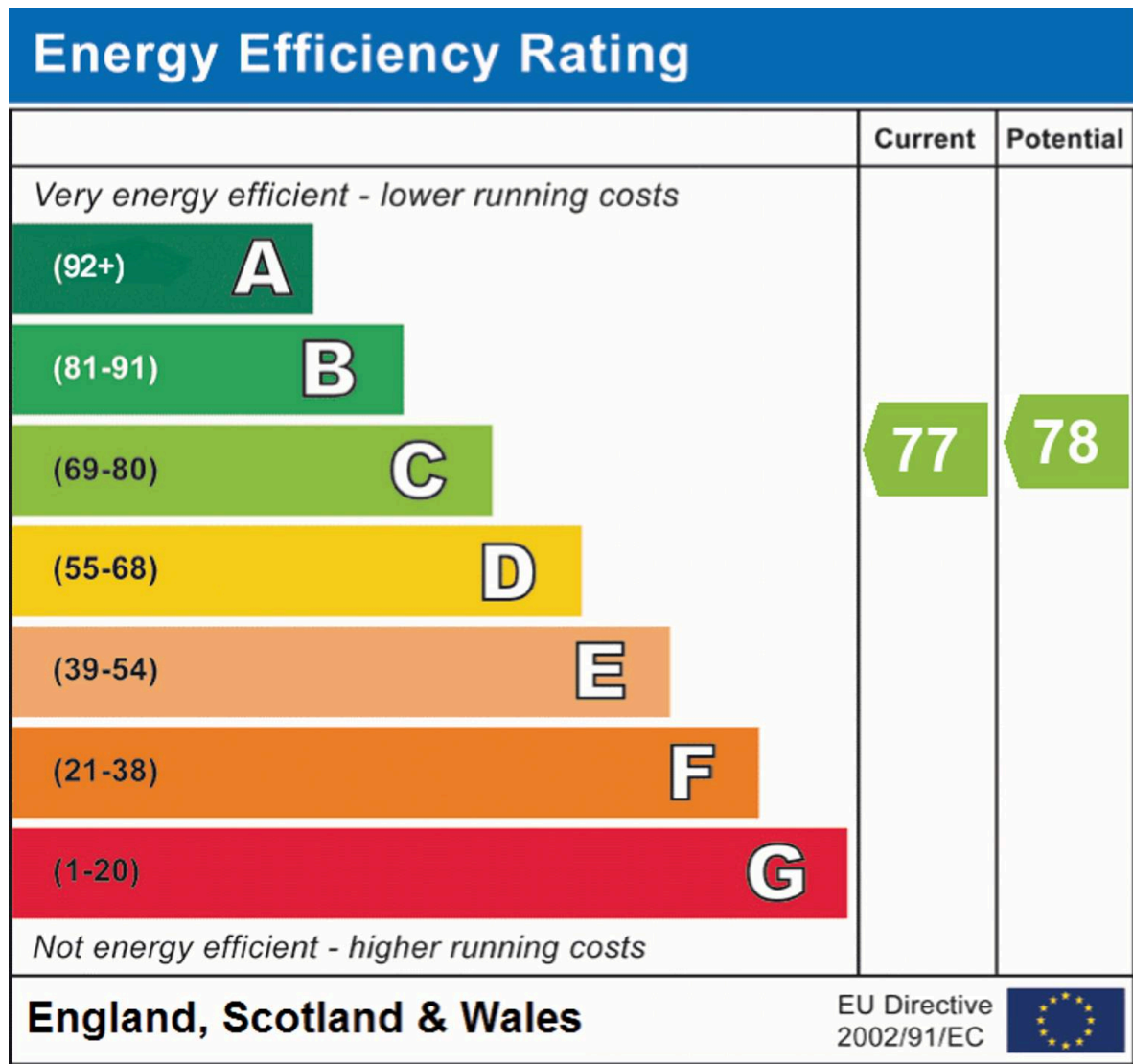
**Approximate total area<sup>(1)</sup>**  
 485 ft<sup>2</sup>  
 45.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**





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