





Waverley Road, Southsea PO5 2PP

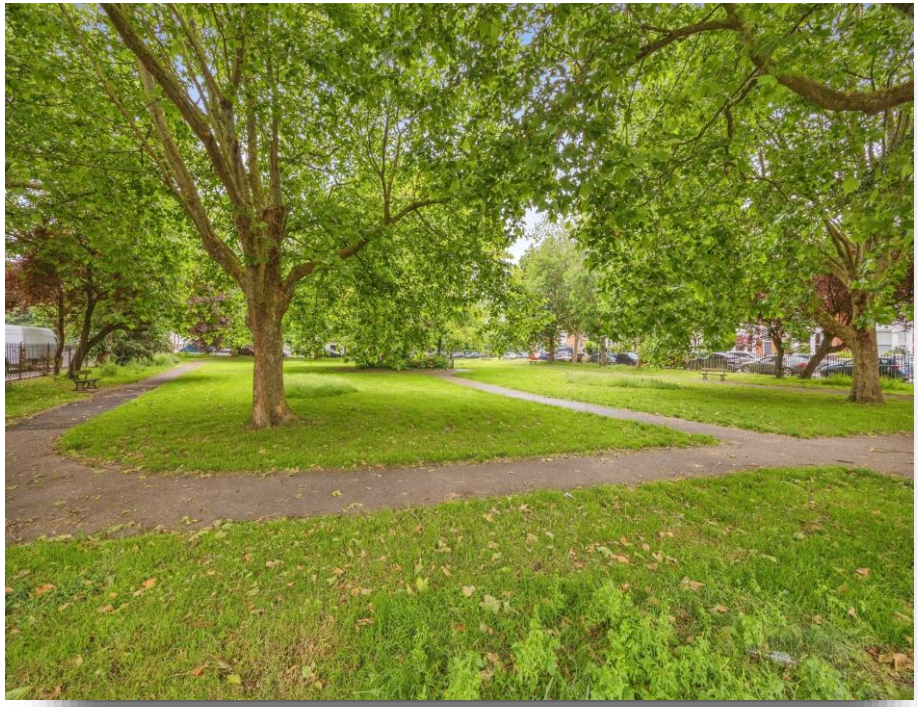
fox & sons

welcome to

Waverley Road, Southsea

Two bedroom second floor apartment. Located within the heart of Southsea, this is a must see property. Bright and modern throughout. Great for a first time home buyer or investors. Call us today on 02392 293100 to view!





Fox & Sons Southsea are delighted to present this beautifully maintained two-bedroom second floor apartment, ideally situated in the very heart of Southsea.

This bright and modern property offers an excellent opportunity for both first-time buyers looking to step onto the property ladder and investors seeking a strong addition to their portfolio. Presented in great condition throughout, the apartment boasts a contemporary feel combined with comfortable living spaces, making it ready to move straight into.

Upon entering, you are welcomed by a well-proportioned hallway leading through to a spacious and light-filled living area, perfect for relaxing or entertaining guests. Large windows allow natural light to flood the space, enhancing the apartment's airy and inviting atmosphere. The modern kitchen is thoughtfully designed, offering a range of fitted units, ample worktop space, and room for essential appliances.

The property comprises two well-sized bedrooms, both offering flexibility for use as sleeping accommodation, a home office, or guest space. The bathroom is finished to a clean and modern standard, complete with contemporary fittings.

Located in a highly sought-after central Southsea position, the apartment benefits from being just moments away from a wide range of local amenities including shops, cafes, restaurants, and transport links. The seafront and popular Albert Road are also within easy reach, adding to the property's appeal and convenience.

Second Floor

Entrance Hall

Bedroom One
11' 4" x 9' 3" (3.45m x 2.82m)

Bathroom
7' 7" x 4' 4" (2.31m x 1.32m)

Bedroom Two
13' x 11' (3.96m x 3.35m)

Living Room/Kitchen
13' 11" x 11' 4" (4.24m x 3.45m)

Agents Note:
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







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welcome to

Waverley Road, Southsea

- Two Bed Second Floor Flat
- Bright & Modern Throughout
- Good Size Living Room / Kitchen
- Close to Southsea Seafront
- Must See Property!

Tenure: Leasehold EPC Rating: D
Council Tax Band: A Service Charge: Ask Agent
Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£135,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
SOS106468 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

fox & sons

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