

# bushnell porter



## Mary Rose Court 20-21 South Parade Southsea PO5 2JD



- Communal entrance hall
- Security entrance phone
- Lift and stairs to all floors
- Owners entrance hall
- Front aspect lounge with bay window
- White high gloss kitchen
- Two bedrooms
- White three piece shower room
- Gas central heating and double glazing
- Seafront location
- Views towards Southsea Seafront, The Solent and Isle of Wight beyond
- Parking space
- Extended lease



## Independent Estate Agents

28 Marmion Road, Southsea, Hampshire PO5 2BA  
t: 023 9283 2828 e: southsea@bushnell-porter.com w: www.bushnell-porter.com

Directors: Tim Kingsbury, Marcus Redmayne-Porter

Registered in England and Wales No. 3184424 Registered Office: Gateway House, Tollgate, Chandlers Ford SO53 3YA

Other Offices in Hampshire



**A two bedroom front aspect second floor seafront apartment with views over Southsea seafront, the Solent and Isle of Wight beyond.**

## **ACCOMMODATION**

**COMMUNAL ENTRANCE HALL** security entrance phone, lift and stairs to all floors.

**OWNERS ENTRANCE HALL** doors to all rooms, electrical trip switches and fuses, electric meter, central heating room thermostat, panelled radiator.

**LOUNGE AREA** 18ft 1 (5.52m) x 12ft 3 (3.73m) plus front aspect southerly double glazed bay window with views over The Rock Gardens, Southsea Seafront, the Solent and Isle of Wight beyond, panelled radiator, cupboard housing boiler, chrome power and light points, lounge opening up onto kitchen area.

**KITCHEN AREA** 8ft 7 (2.63m) x 7ft 5 (2.28m) kitchen comprising white high gloss units with brushed steel effect furniture, one and half bowl stainless steel inset sink unit with chrome monobloc mixer tap over, granite effect roll edge work surfaces with white tiled splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards with under pelmet, under pelmet lighting, built-in brushed steel electric oven with four ring induction electric hob and brushed steel cooker hood over, space for washing machine, space for fridge and freezer, wood laminate flooring.

**BEDROOM 1** 11ft 10 (3.62m) reducing to 10ft 10 (3.30m) x 12ft (3.65m) plus entrance recess, rear aspect room via double glazed tilt and turn window, panelled radiator.

**BEDROOM 2** 15ft 2 (4.62m) x 6ft 6 (2.00m) southerly front aspect room via double glazed window with views over the Rock Gardens, Southsea Seafront, The Solent and Isle of Wight beyond, panelled radiator, chrome light fittings.

**SHOWER ROOM** 7ft 6 (2.30m) x 6ft 10 (2.09m) (measurements approximate due to irregular shape of room, three piece suite comprising walk-in shower cubicle with two tiled walls, feature tiling, glazed door/screen, chrome shower mixer with separate handheld shower head and principle sunflower shower head over, close coupled wc with concealed cistern, adjacent storage cupboard via white high gloss door with chrome furniture, tiled splashback, ceramic wash hand basin with chrome monobloc mixer tap and pop-up waste, white high gloss storage cupboard below, tiled splashback, mirror, chrome towel rail/radiator, wood grain effect flooring with extractor fan.

**OUTSIDE** there is a parking space to the rear of the property.

**PARKING PERMIT ZONE – KC - Annual Fees apply, for current rates see Portsmouth City Council link - <https://www.portsmouth.gov.uk/services/parking-roads-and-travel/parking/resident-parking-permits/>**

**COUNCIL TAX – Portsmouth City Council – Band C - £2,037.07 (2026/2027)**

## **LEASEHOLD**

**Lease length – 999 years from 24<sup>th</sup> June 1987**

**Maintenance charges – £135.06 per month**

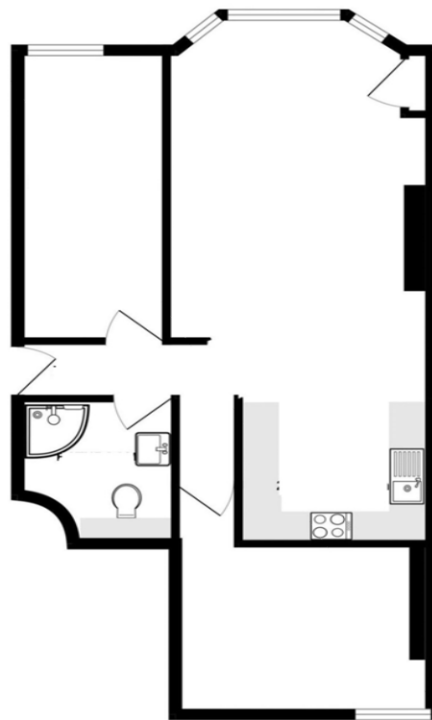
**Ground rent – Nil**

**BROADBAND/MOBILE SUPPLY CHECK – online at ‘Ofcom checker’ OR via the following link -**

**<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>**

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The Floor Plan is For Guidance Only And is Not To Scale

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

