

## Spencer Road, Southsea, PO4 9RN

### Best Offers Over £185,000

Perfectly placed in the charming area of Southsea, this delightful purpose-built, CHAIN FREE apartment on Spencer Road offers a perfect blend of comfort and convenience. This beautiful residence features a well proportioned reception room and spacious bedroom, both engulfed with natural light, making it an ideal choice for those seeking a serene retreat.

The location is particularly appealing, with easy access to local amenities, parks, bars, restaurants and shops. The beautiful Southsea seafront is simply at the end of the street, making it a wonderful place to call home.

Whether you are looking to invest in a property or seeking a new place to live, this apartment on Spencer Road presents an excellent opportunity. With its prime location and spacious living areas, it is sure to attract those who appreciate both style and practicality.

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and / or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their Solicitors as to the freehold / Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended / converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must, themselves verify their accuracy. Where a room layout is included, this is for general guidance only, it is not to scale, and its accuracy cannot be confirmed.

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Lounge 16'6" x 12'2" (5.04 x 3.71)

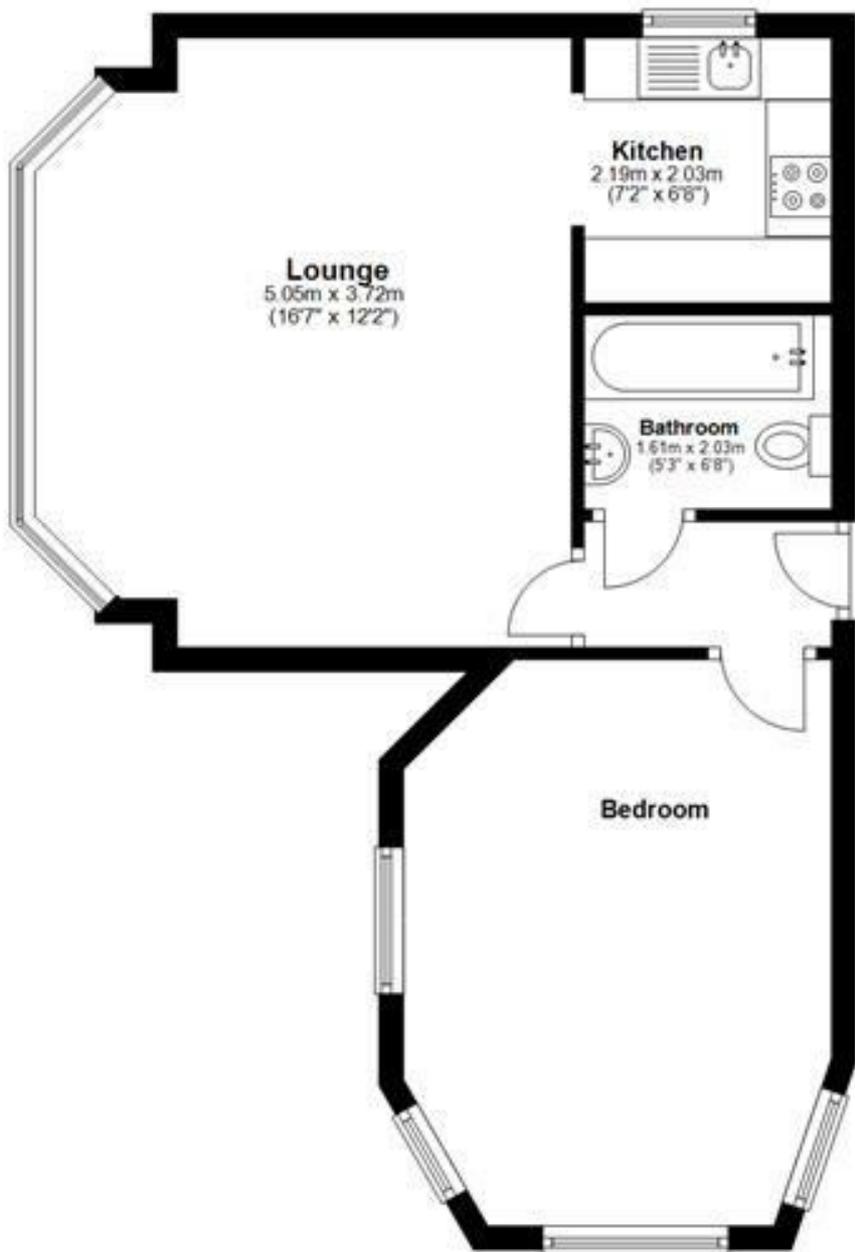
Kitchen 6'7" x 7'4" (2.03 x 2.25)

Bathroom 6'7" x 5'2" (2.03 x 1.60)

Bedroom 11'7" x 15'5" (3.54 x 4.70)

# Ground Floor

Approx. 45.7 sq. metres (491.9 sq. feet)



Total area: approx. 45.7 sq. metres (491.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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