

bushnell porter



Stanley Street Southsea PO5 2FD



- Video security entrance phone
- Owners split level entrance hall
- Front aspect lounge with roof top views
- Cream kitchen off of the lounge
- One bedroom on lower floor with ensuite shower room
- Two top floor bedrooms with roof top views
- Gas central heating
- Double glazing
- Split level accommodation
- Situated in the heart of Southsea



Independent Estate Agents

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Other Offices in Hampshire



A three bedroom top floor front aspect penthouse apartment arranged over two floors with ensuite shower room to the master bedroom and the property being situated in the heart of Southsea.

ACCOMMODATION

COMMUNAL ENTRANCE HALL via video security entrance phone, stairs to all floors.

OWNERS ENTRANCE HALL via wood grain panel effect door, wood grain panel effect doors to all rooms with brushed steel effect furniture, stairs rising to top floor, video security entrance phone, panelled radiator, wood grain effect flooring, mains powered smoke detector.

LOUNGE/KITCHEN Lounge area 17ft 9 (5.42m) reducing to 17ft 2 (5.23m) x 12ft 10 (3.92m) plus entrance recess, dual aspect room with double glazed sliding period style sash windows with westerly orientation with roof top views, panelled radiator, television point, telephone point, wood grain effect flooring, plain plastered ceiling with inset ceiling spotlights, lounge area opening onto kitchen area. **Kitchen area** 11ft (3.35m) x 8ft 9 (2.67m) reducing to 7ft 10 (2.40m) side aspect room via double glazed window overlooking roof tops, kitchen comprising wood grain panel effect shaker design units with brushed steel effect furniture, inset rectangular sink with chrome monobloc swan neck mixer tap over, granite effect work surfaces with matching splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards, integrated dishwasher, integrated washer/dryer, integrated fridge and freezer, built-in brushed steel electric oven with four ring gas hob and brushed steel cooker hood over, wall mounted boiler, tile effect flooring, plain plastered ceiling with inset ceiling spotlights.

BEDROOM 1 12ft 3 (3.74m) x 13ft 7 (4.14m) reducing to 12ft 10 (3.92m) dual front aspect room via period style double glazed sliding sash windows with roof top views over Stanley Street, panelled radiator, wood grain effect flooring, plain plastered ceiling with inset ceiling spotlights, entrance recess, wood grain panel effect doors with brushed steel furniture concealing hanging rail and storage shelf space, matching door to ensuite shower room.

ENSUITE SHOWER ROOM 7ft 4 (2.24m) x 4ft 9 (1.47m) plus entrance recess, white three piece suite comprising walk-in shower cubicle with three tiled walls, glazed door/screen, chrome shower mixer, close coupled wc, ceramic wash hand basin with chrome monobloc swan neck mixer tap and pop-up waste, white panel effect storage cupboard below, mirror, strip light and shaver point, panelled radiator, tiling to all walls from floor to ceiling with decorative dado tile, plain plastered ceiling with inset ceiling spotlights, extractor fan, tiled flooring.

BATHROOM 7ft 6 (2.30m) x 6ft 3 (1.92m) side aspect room via double glazed skylight window with roof top views over Stanley Street towards central Southsea, white three piece suite comprising panel enclosed bath with white tiled surround, decorative dado tile, chrome bath/shower mixer, glazed screen, ceramic wash hand basin with chrome monobloc mixer tap and pop-up waste, storage cupboards below with chrome furniture, close coupled wc, hand held bidet hose, panelled radiator, tiling to principle walls, mirror, strip light and shaver point, plain plastered ceiling, extractor fan, tiled flooring.

TOP FLOOR LANDING with banister, spindles and newel post, wood grain panel effect door to storage cupboard, matching doors with brushed steel furniture to bedroom two and bedroom three, plain plastered ceiling.

BEDROOM 2 14ft 3 (4.36m) x 11ft 8 (3.57m) reducing to 10ft 8 (3.27m) dual front to rear aspect room, to the rear double glazed windows with roof top views over Southsea and towards St Judes Church, two double glazed skylight windows with sea glimpse and the Isle of Wight glimpse, bespoke built-in wardrobes via panel effect doors, adjacent storage drawers, wood grain effect flooring, panel effect radiator, part restrictive head height.

BEDROOM 3 14ft 6 (4.43m) x 13ft 7 (4.14m) reducing to 11ft 1 (3.40m) dual front to rear aspect room, to the rear double glazed window overlooking roof tops, Southsea and towards St Judes Church, two double glazed front aspect skylight windows with glimpses of the Solent and Isle of Wight beyond, bespoke built-in wardrobe via panel effect door with adjacent storage drawers, wood grain effect flooring, plain plastered part sloping ceiling, mains powered smoke detector, part restrictive head height.

NB: AGENTS NOTES an internal inspection is highly recommended to approach size, layout and finish that this three bedroom top floor penthouse apartment situated in central Southsea. Re-decorated throughout 2025.

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 – YOU ARE ADVISED TO HAVE THE INFORMATION REGARDING LEASE LENGTH ETC. VERIFIED BY YOUR LEGAL ADVISOR.

Lease length – 999 years from 1st July 2003

Maintenance charges – Currently £1,250 every 6 months (July – December) – (January – June)

Ground rent – £200.00 per annum

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>

SCAN QR CODE FOR DIRECT ACCESS TO ALL OUR PROPERTIES



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

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REF: TK/SC/030926/4883



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

