

# FOR SALE

## Offers in the Region Of £400,000

Flat 11 Jocelyn Court Eastern Parade,  
Southsea, PO4 9RA.

Tenure: Share of Freehold

ESTATE  AGENTS

# LAWSON ROSE



## PROPERTY DESCRIPTION

This impressive and substantial three-bedroom, top-floor apartment is set within the highly desirable Jocelyn Court on Eastern Parade — a premier location in central Southsea, moments from the seafront, promenade, and the picturesque Canoe Lake. Rarely available, this superb home enjoys uninterrupted, panoramic views across the beautifully maintained park and tennis courts, stretching out over the Solent towards the Isle of Wight. Whether it's morning coffee or evening sunsets, these breathtaking vistas can be enjoyed from not one, but two private balconies. Offered with no forward chain, this beautifully presented property offers a bright and spacious layout throughout. The welcoming entrance hall sets the tone for the generous proportions found within, with doors leading to a sizeable fitted shower room, a separate W.C, and three well-proportioned bedrooms. Both the master and second bedrooms benefit from direct access onto the balconies — perfect for enjoying the fresh coastal air and stunning sea views. To the rear, a smart and well-appointed fitted kitchen provides ample storage and workspace, while the wonderful open-plan living and dining area creates a bright and airy central space that makes the most of the apartment's elevated position. From here, large patio doors open directly onto the south-facing balcony, perfectly framing the sweeping outlook across the shoreline and beyond. The apartment has been well cared for and is ready to move straight into, offering an attractive blend of comfort, space and timeless style. It would make a superb full-time residence, coastal retreat or a desirable investment opportunity in one of Southsea's most exclusive locations. Externally, the property further benefits from an allocated off-road parking space, well-maintained communal areas, and is being sold with a share of the freehold. In our opinion, this is a truly special opportunity to secure a spacious seafront home with spectacular views and a prime Southsea address. Early viewings are strongly advised — please contact the Lawson Rose Sales Office today for further information or to arrange your internal viewing.

### Material Information:

- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Gas Central Heating
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice and data availability in this area.
- Allocated Off Road Parking & Permit Parking: 1<sup>st</sup> permit is £30, 2<sup>nd</sup> permit is £120 and 3<sup>rd</sup> permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band E
- Flood Risk – Low Risk (Stated on the Gov.uk portal)
- Share Of The Freehold
- Term: 999 Years from 29<sup>th</sup> September 1970
- Management Company: Jocelyn Court Management Company Limited
- Service Charge: 1/2 yearly service charge 1 Oct 2025 to 31 Mar 2026 - £1376.85
- Ground Rent: N/A
- Conservation Area: Craneswater and Eastern Parade, Southsea

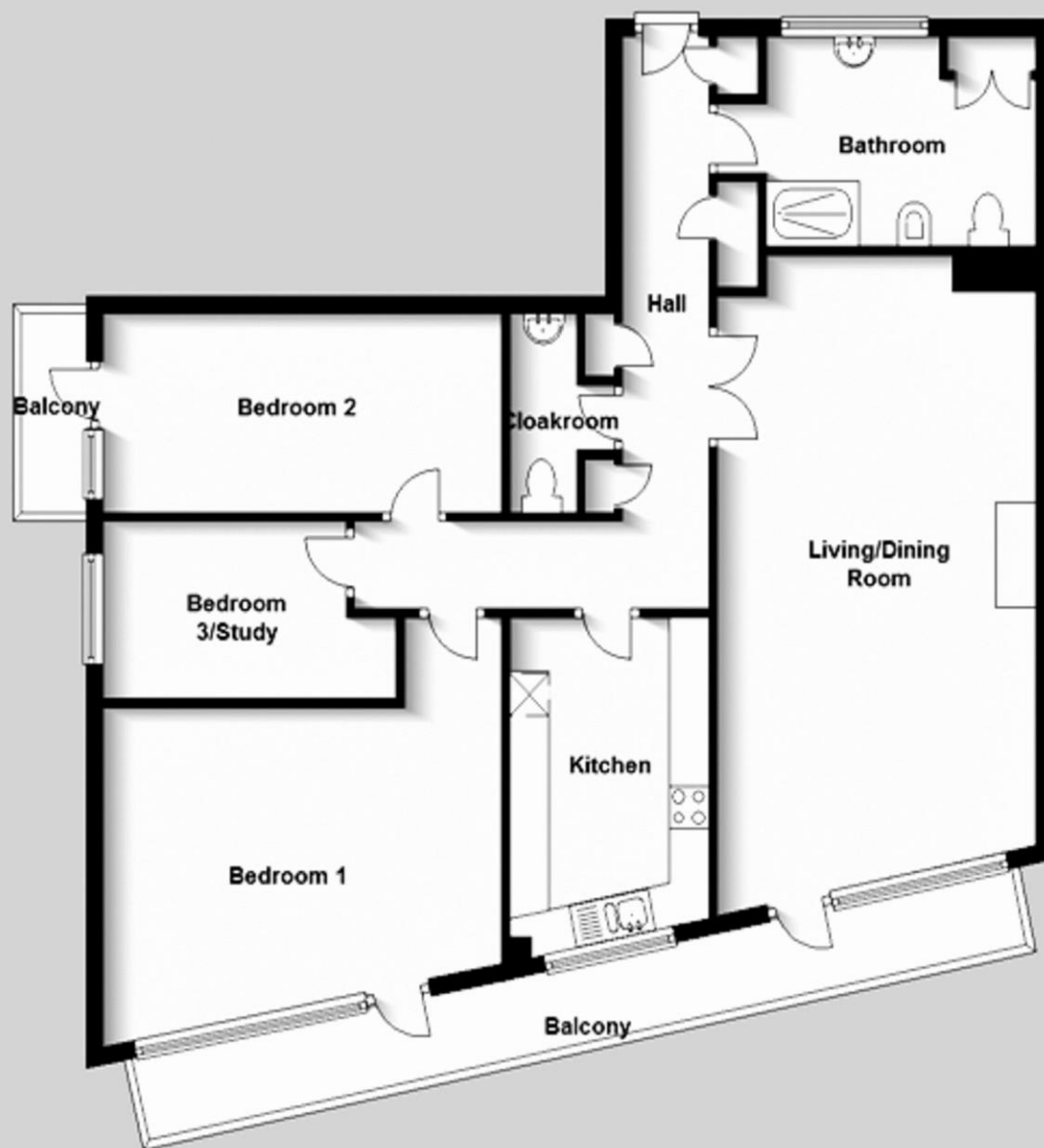






## Floor Plan

Approx. 112.1 sq. metres (1206.6 sq. feet)



Total area: approx. 112.1 sq. metres (1206.6 sq. feet)

Flat 11, Jocelyn Court, 3 Eastern Parade, PO4 9RA

Energy rating

**D**

Valid until 15.02.2034

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		78   <b>C</b>
55-68	<b>D</b>	61   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.