



Guide Price
£450,000

**Share of
Freehold**

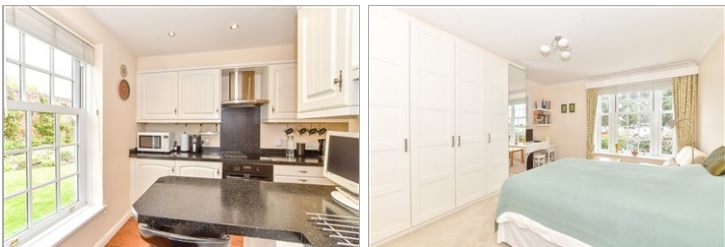
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**Dolphin Court, St.
Helens Parade,
Southsea, Hampshire,
PO4**

OVER 60?

Secure this property
for up to **59% less!**

cubitt&west
Helping you move forwards



Main features

- Gated access to a private garage
- Visitor parking
- Beautiful communal gardens for residents and their guests
- Secure intercom access
- Refurbished to a high standard
- Stunning views over Canoe Lake

Accommodation

GROUND FLOOR

Entrance Hallway

Dining Area: 12'2 x 7'4 (3.71m x 2.24m)

Lounge: 16'10 x 16'2 (5.13m x 4.93m)

Kitchen: 11'5 x 10'4 (3.48m x 3.15m)

Bedroom 1: 15'3 x 11'9 (4.65m x 3.58m)

Bedroom 2: 13'7 x 10'1 (4.14m x 3.08m)

Bedroom 3: 10'4 x 7'8 (3.15m x 2.34m)

Shower Room

Bathroom

OUTSIDE

Communal Gardens

Garage

Visitors Parking

Ground Floor

Approx. 96.9 sq. metres (1042.9 sq. feet)



Call Southsea - 023 9229 6396 ■ cubittandwest.co.uk

■ If buying to rent, please check if Local Authority licensing schemes apply before proceeding

■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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