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## 100A Orchard Road

Southsea, PO4 0AD

Offers in the region of £170,000



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## Welcome to Orchard Road...

We are delighted to bring to the market this bright and spacious, one bedroom first floor apartment, ideally positioned in the heart of central Southsea. With a well proportioned layout and long lease, this is perfect for first time buyers and investors alike.

You enter through your own front door, and up the stairs to the first floor. The lounge sits at the front, the generously sized living room provides ample space for sofas and other furnishings.

In addition, there is a second reception room currently used as a dining room, which offers fantastic flexibility and could easily be adapted into a second bedroom, home office, or guest space depending on your needs.

The double bedroom is impressively sized, comfortably accommodating a large bed along with wardrobes and additional furniture.

The fitted kitchen is well laid out, providing good storage with a range of wall and floor mounted units, oven with hob and extractor fan, plumbing for washing facilities and space for a fridge / freezer.

The modern bathroom has been tastefully finished with tiled walls and floors, featuring a bath with overhead shower, toilet and sink.

Further benefits include a long lease, giving added peace of mind for both homeowners and investors.

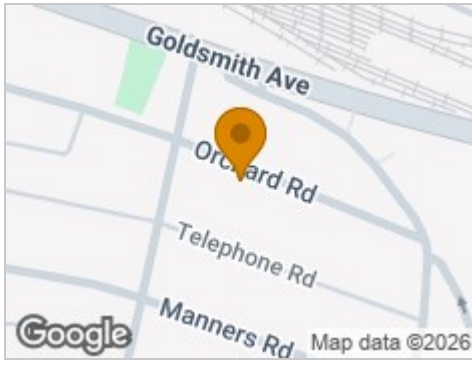
The property is located just moments from a wide range of local amenities, including shops, cafés, and good schools, while the seafront is within easy reach for coastal walks and leisure. Excellent transport links are also nearby, with Fratton station providing convenient access for commuters.

Being move in ready and well presented throughout, this is a fantastic opportunity for first time buyers, investors or anyone looking for an excellent turn-key home. Viewings are highly advised, please contact the office to arrange your appointment.

- WELL PRESENTED & MOVE IN READY
- TWO RECEPTION ROOMS
- PRIVATE ENTRANCE
- FITTED KITCHEN
- MODERN BATHROOM
- CLOSE TO LOCAL AMENITIES
- CENTRAL SOUTHSEA
- GREAT FIRST TIME PURCHASE / INVESTMENT



## Road Map



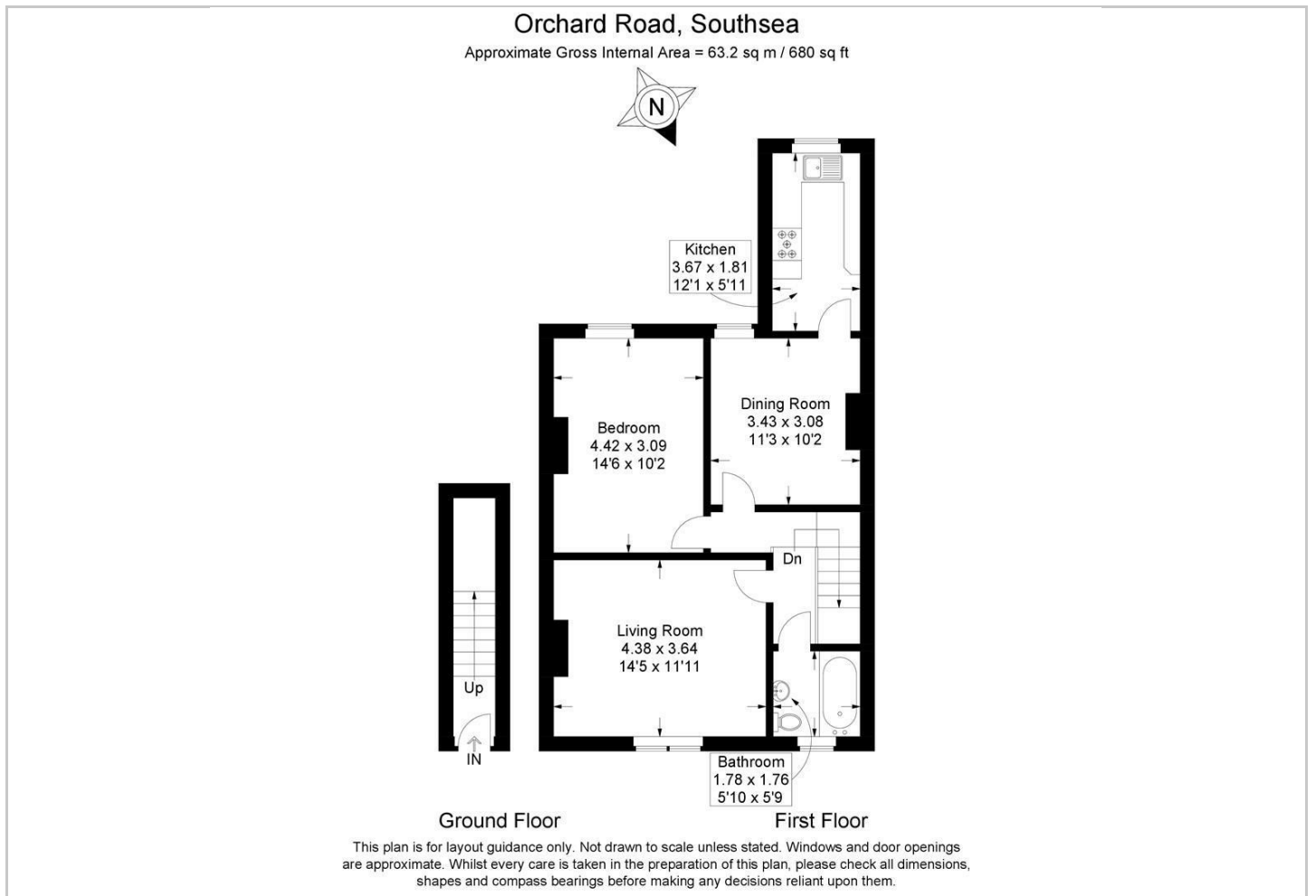
## Hybrid Map



## Terrain Map



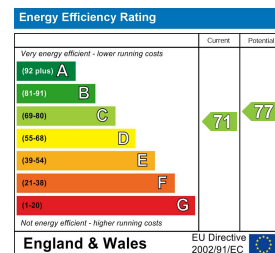
## Floor Plan



## Viewing

Please contact our Central Office on 02394 217317 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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