



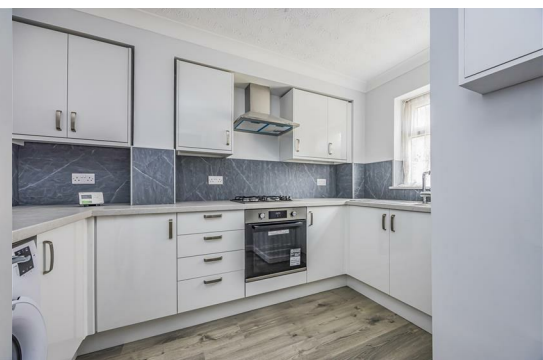
47 King Street

Southsea, Portsmouth, PO5 4EQ

Offers in the region of £200,000



*****FANTASTIC TWO BEDROOM GROUND FLOOR FLAT***PRIVATE GARDEN & ALLOCATED PARKING!***RECENTLY MODERNISED THROUGHOUT***NO ONWARDS CHAIN*****



Offered to the market with no onward chain, this beautifully updated two-bedroom ground floor flat presents an exceptional opportunity for first-time buyers, downsizers or investors seeking a stylish and conveniently located home in the heart of Southsea.

Positioned on the ever-popular King Street, the property enjoys an enviable location within easy walking distance of Southsea town centre, Elm Grove, Albert Road, Castle Road, Southsea Common and Gunwharf Quays, placing an excellent range of shops, restaurants, cafes and leisure amenities right on your doorstep.

Accessed via its own private entrance, the flat has been tastefully modernised throughout and is ready for immediate occupation. The spacious lounge/dining room provides a bright and versatile reception space, ideal for both relaxing and entertaining.

The recently installed contemporary kitchen offers a sleek and practical design, complete with integrated appliances including a brand-new oven, gas hob, extractor hood, fridge freezer and washing machine, making this a truly move-in ready home.

The property offers two well-proportioned bedrooms, both offering comfortable accommodation, alongside a stylish modern family bathroom fitted with a WC, vanity sink unit, heated towel rail and shower-over-bath suite.

The layout offers a high degree of flexibility and can easily adapt to a buyer's individual requirements. Whilst currently arranged in accordance with the floorplan, with a generous principal bedroom to the front and a living/dining room overlooking the garden, the accommodation could equally be reconfigured to create a front-facing lounge and a larger rear bedroom with direct garden access. This versatility allows buyers to tailor the space to suit their own lifestyle and preferences.

A particular highlight of the property is the private enclosed rear garden, providing a valuable outdoor retreat with convenient pedestrian access directly from the car park. The property further benefits from allocated off-street parking, an increasingly rare feature in such a central Southsea location.

Additional benefits include, a long lease, and attractively low annual ground rent charges, offering peace of mind for buyers.

Combining modern finishes, private outside space, allocated parking and an outstanding central location, this superb home is not to be missed.

Early viewing is highly recommended.

The seller has informed us the following annual charges for the property;
The Ground Rent is £87.50 per year.
The buildings insurance to the freeholder is £220.54 per year.

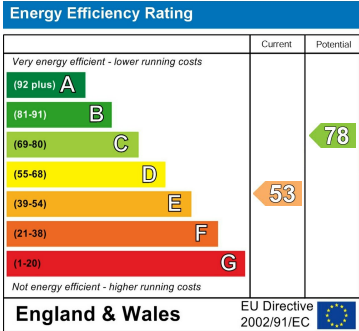
Area Map



Floor Plans



Energy Efficiency Graph



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