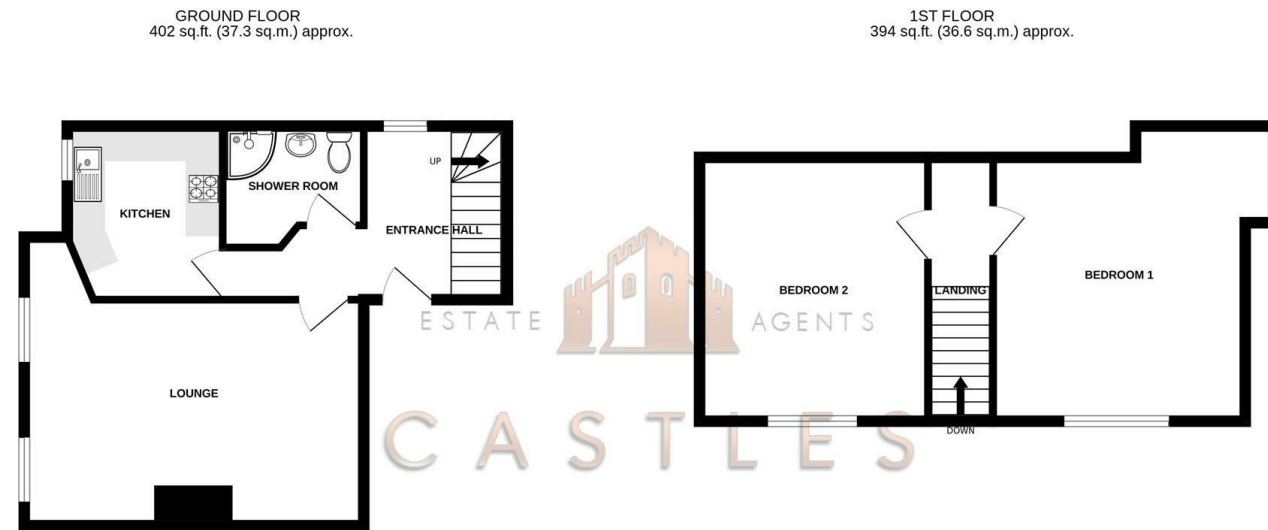


Floor Plan



TOTAL FLOOR AREA : 796 sq.ft. (74.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Hereford House 28-30 Kent Road Southsea, PO5 3EW

We are pleased to welcome to the market this two bedroom top floor duplex flat located in the heart of Southsea in Hereford House, Kent Road. The property comes with Share Of Freehold and parking to the front on a first come first serve basis to residents along with No Forward Chain.

The property boasts a spacious lounge diner with large windows offering roof top views. There is a separate modern fitted kitchen and a generous size modern shower room. Moving upstairs there are two double bedrooms.

The property is located in the heart of Southsea with Palmerston Road and its variety of shops, restaurants and bars just a stroll away. The seafront, Gunwharf Quays and Old Portsmouth are all within walking distance. Entering the building is via a secured system into the communal hallway.

For more information or to arrange a viewing please call Castles today.

Asking price £240,000

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs A (92-100)		Very environmentally friendly - lower CO ₂ emissions A (10-15)	
B (81-91)		B (16-20)	
C (69-80)		C (21-25)	
D (55-68)		D (26-30)	
E (39-54)		E (31-35)	
F (21-38)		F (36-40)	
G (1-20)		G (41-45)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

02394318899

www.castlesstates.co.uk

2 West Street, Portchester, Fareham, Hampshire, PO16 9UZ

Directors: Charles Tuson & Gary Agar
 Company Number: 12821075
 VAT Number: 356389459

Hereford House 28-30 Kent Road

Southsea, PO5 3EW



- TOP FLOOR
- TWO DOUBLE BEDROOMS
- FIRST COME FIRST SERVE PARKING
- NO FORWARD CHAIN
- GUNWHARF QUAYS FIVE MINUTES AWAY
- DUPLEX APARTMENT
- MODERN SHOWER ROOM
- SHARE OF FREEHOLD
- SHORT WALK TO SEAFRONT
- CLOSE TO SOUTHSEA SHOPS

LOUNGE

17'4" x 11'5" x 14'9" (5.3 x 3.5 x 4.5)

KITCHEN

7'10" x 8'10" (2.4 x 2.7)

SHOWER ROOM

7'2" x 4'11" (2.2 x 1.5)

BEDROOM 1

12'9" x 13'5" (3.9 x 4.1)

BEDROOM 2

11'5" x 13'5" (3.5 x 4.1)

Financial Services

If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth

a last minute comparison before you purchase a property as the current deals can change weekly.

Solicitors

If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

Anti Money Laundering

Castles Estate Agents have a legal obligation to complete anti-money laundering checks at our cost via a portal called Credas. Please note the Credas AML check includes taking a copy of identification for each purchaser, a proof

of address and proof of name document is required. Please note we cannot agree a transaction without the Credas AML check being completed and there will be a small admin fee of £25+VAT charged to the successful purchasers to complete these legally required checks.

Lease Information

Lease Length: 999 - Share of Freehold

Service Charge: £1900 Per Annum

Ground Rent: £0

* Please be aware this information has been provided to us by the sellers to the best of their knowledge and will be clarified specifically by the solicitors during the conveyancing process *

