



Hamilton Court Ashby Place, Southsea PO5 3NP

welcome to

Hamilton Court Ashby Place, Southsea

Fox & Sons are pleased to present this charming 2-Bed Apartment in the Heart of Southsea's Vibrant Community - With Lift, Parking & Balcony. This is a must view property. Call us today to view!



Discover this spacious and well-presented two-bedroom first-floor apartment in the heart of Southsea, ideally located within walking distance of Southsea Common, the seafront, and a wide choice of shops, restaurants, and pubs.

The property offers a generous layout, featuring a bright and comfortable living/dining room with an air conditioning unit for year-round comfort, and double doors opening onto a small private balcony-perfect for enjoying some fresh air or morning coffee. The modern kitchen is well-equipped, while both bedrooms include fitted wardrobes for excellent storage.

Further benefits include an allocated underground parking space, additional visitor parking, and the convenience of a lift within the block.

With its combination of space, practicality, and prime location, this apartment is ideal for professionals, downsizers, or anyone looking to enjoy the vibrant lifestyle Southsea has to offer.

Entrance Hall

Lounge

14' 11" x 9' 11" (4.55m x 3.02m)

Kitchen

11' 5" x 7' (3.48m x 2.13m)

Bedroom 1

14' 11" x 8' 8" (4.55m x 2.64m)

Bedroom 2

14' 11" x 6' 11" (4.55m x 2.11m)

Bathroom

Special Features



view this property online fox-and-sons.co.uk/Property/SOS105682



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Hamilton Court Ashby Place, Southsea

- First Floor Apartment
- Allocated Parking
- Lift in Block
- Balcony with Double Doors
- Walking Distance to Southsea Common and Seafront

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2823.72

Ground Rent: 50.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Dec 1993. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£185,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SOS105682 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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