



**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



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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**



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Property Ref:  
SOS105682 - 0006



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