



FOR SALE

Offers in Excess of £240,000

Flat 1, Leydene Court, 2 Alhambra Road,
Southsea, PO4 0RA.

Tenure: Share of Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

LAWSON
ROSE

PROPERTY DESCRIPTION

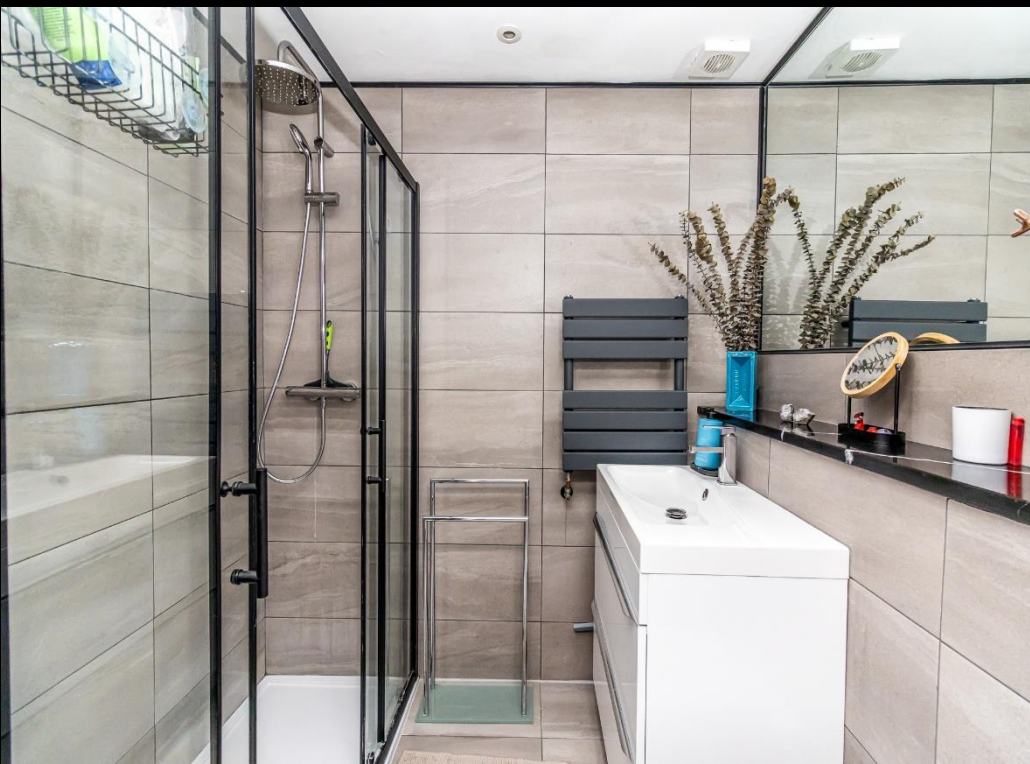
Wow! This simply stunning garden apartment is perfectly positioned in the heart of Southsea, just moments from the seafront, promenade and the ever-popular Canoe Lake. Beautifully presented throughout, boasting a share of the freehold and its own private gardens, this exceptional home truly must be viewed internally to fully appreciate everything it has to offer. Occupying a prominent corner position on Alhambra Road and Granada

Road, this unique and characterful property immediately impresses with its wonderful sense of space and style. At its heart is a spectacular open-plan living and dining room, flooded with natural light and providing the perfect setting for both relaxing and entertaining. Double doors open directly onto the enchanting private garden, which wraps around the front of the property and creates a delightful outdoor retreat. Nestled within the garden is a versatile studio/home office, ideal for those working from home or seeking additional creative space. Internally, a central hallway leads through to two beautifully presented bedrooms, both offering a calm and inviting atmosphere. The impressive principal bedroom benefits from an extensive range of fitted wardrobes and a luxurious en-suite shower room. There is also a contemporary family bathroom and a stylish fitted kitchen, complete with access to a secluded rear courtyard garden, providing yet another private outdoor space to enjoy. Rarely do apartments offer such a combination of generous living accommodation, multiple private outdoor areas, and an enviable central Southsea location. Given all that this remarkable property has to offer, we highly recommend an internal viewing. For further information or to arrange a viewing, please contact the Lawson Rose sales office today.

Material Information:

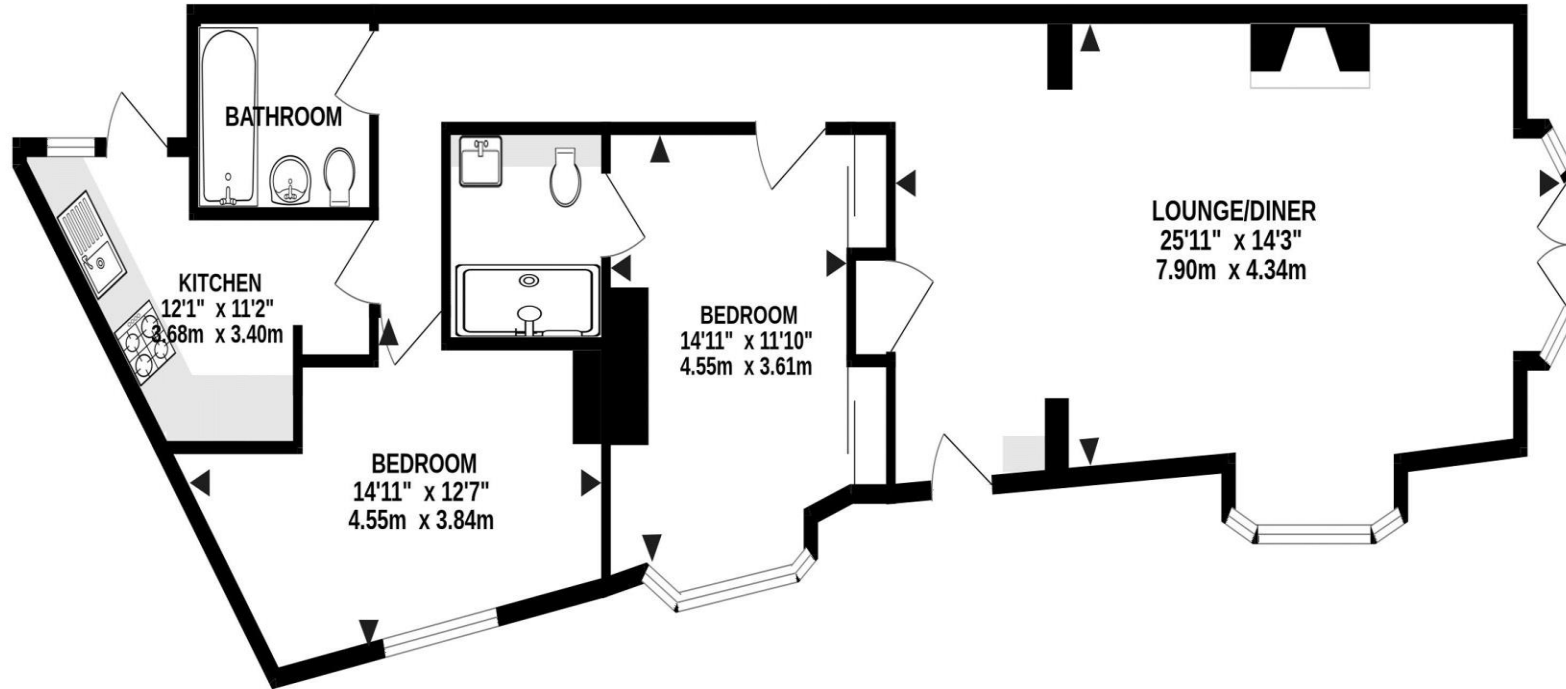
- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Gas Central Heating
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard and Ultrafast are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice and data availability in this area.
- Permit Parking: 1st permit is £30, 2nd permit is £120 and 3rd permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band B
- Flood Risk – Low Risk (Stated on the Gov.uk portal)
- Conservation Area: East Southsea
- Tenure – Share Of The Freehold
- Term: 189 years from 25 March 2001 – 163 Years Remaining
- Management Company: GD3 Property
- Service Charge: Service charge - £1705.00 P/A
- Reserve fund - £125.00 P/A
- Ground Rent: N/A





GROUND FLOOR

954 sq.ft. (88.6 sq.m.) approx.



Flat 1, 2, Albemarle Road, PCM 06A

Energy rating: **C**

Valid until 29.05.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 954 sq.ft. (88.6 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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Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.