



## 9 St. Ursula Grove , Southsea, PO5 1LT

**Guide price £225,000**

This delightful \*\*Chain Free\*\* two-bedroom house offers an exceptional opportunity for first-time buyers or investors alike. A generous sized first-floor flat with a spacious 18x15-foot lounge, complete with a striking feature fireplace that adds character and warmth to the living space.

The location is truly enviable, situated in the heart of Southsea on a picturesque, leafy road. Residents will appreciate the proximity to Southsea Common and the vibrant seafront, perfect for leisurely strolls and enjoying the coastal atmosphere. The area is well-regarded for its community spirit and convenient amenities, making it an ideal place to call home.

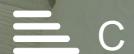
With an EPC rating of C, this property is not only appealing but also energy-efficient, ensuring comfort throughout the seasons. Additionally, it falls under a reasonable council tax band A, making it a practical choice for budget-conscious buyers.

This chain-free property is available for viewing now and comes highly recommended. Whether you are looking to make your first step onto the property ladder or seeking a sound investment opportunity, this house in Southsea is not to be missed. Embrace the chance to own a piece of this vibrant community and enjoy all that Southsea has to offer.

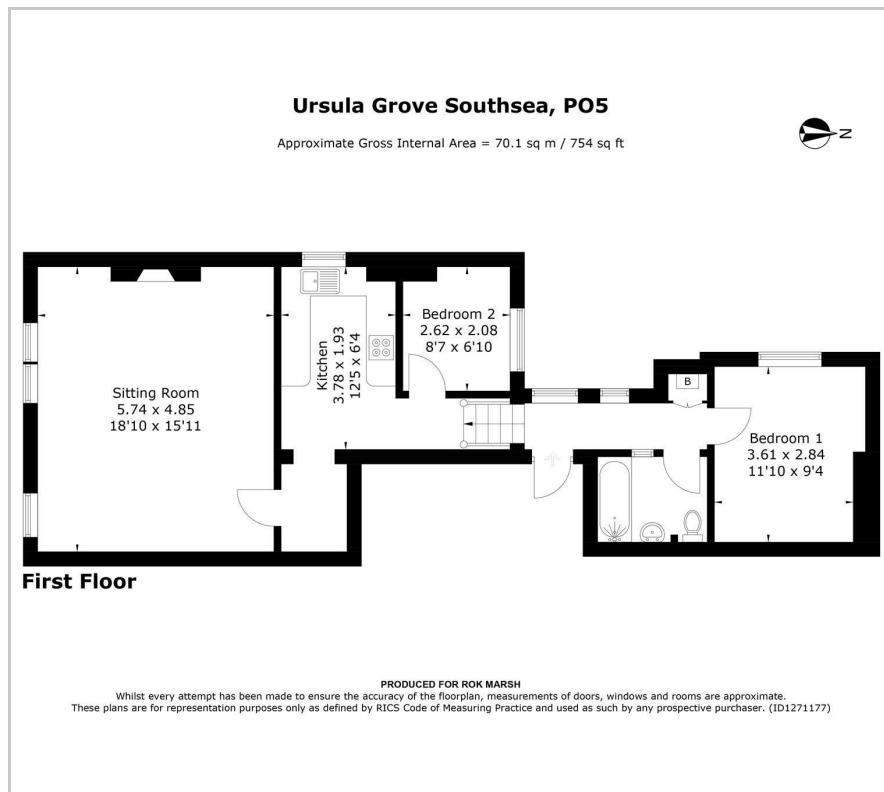
- Two Bedrooms,
- Good size first floor flat,
- Chain Free
- 18x15 large lounge with feature fireplace
- Fantastic 'heart of Southsea' location
- EPC Rating C and Council Tax Band A
- Fantastic first time purchase or investment property
- Gas Central Heating
- Recently redecorated throughout to include new carpets and blinds

Viewing

Please contact our ROK Marsh Office on 02393233267 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan



## Area Map



## Energy Efficiency Graph

| Energy Efficiency Rating  |   | Environmental Impact (CO <sub>2</sub> ) Rating |           |
|---|---|--|-----------|
|   |   | Current  | Potential |
| Very energy efficient - lower running costs<br>(92 plus)        | A |  |           |
| (81-91)   | B |  |           |
| (69-80)   | C | 69   | 76        |
| (55-68)   | D |  |           |
| (38-54)   | E |  |           |
| (21-38)   | F |  |           |
| (1-20)  | G |  |           |
| Not energy efficient - higher running costs                     |   |  |           |
| EU Directive 2002/81/EC   |   |  |           |
| England & Wales   |   |  |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |  |           |
| EU Directive 2002/81/EC   |   |  |           |
| England & Wales   |   |  |           |



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