



**FOR SALE**

**£285,000**

Flat 3 Jocelyn Court Eastern Parade,  
Southsea, PO4 9RA.

Tenure: Share of Freehold

ESTATE  AGENTS

**LAWSON  
ROSE**

## PROPERTY DESCRIPTION

Set within the highly desirable Jocelyn Court on Eastern Parade, this beautifully presented first-floor apartment offers stylish coastal living in one of Southsea's most sought-after seafront locations. Just moments from the promenade, Canoe Lake and the beach, the property would make an excellent first-time purchase, a perfect downsizing opportunity or an ideal low-maintenance home by the sea. Beautifully maintained and tastefully presented throughout, the apartment immediately impresses with its bright and welcoming feel. Upon entering, a spacious hallway provides a number of useful built-in storage cupboards, adding excellent practicality to the home, whilst doors lead through to all principal rooms. There are two charming and well-proportioned bedrooms, both beautifully presented, with the principal bedroom benefitting from built-in wardrobes. The shower room has been stylishly updated with a sleek and contemporary finish, complementing the modern feel carried throughout the apartment. Undoubtedly the heart of the home is the wonderful open-plan lounge/dining space — a bright, airy and versatile room that offers plenty of space to relax, entertain and dine comfortably. Adjacent to this is the sleek modern fitted kitchen, thoughtfully designed with modern cabinetry, integrated appliances and ample worktop space. From the living area, a door opens onto the apartment's private south/west-facing balcony, a lovely secluded spot to enjoy the afternoon and evening sun whilst taking in the fresh sea air. Further benefits include lift access within the building, an allocated off-road parking space and the significant advantage of a share of the freehold, adding further appeal to this already impressive home. Properties in this location are always highly sought after, and we highly recommend an internal viewing to fully appreciate both the quality of accommodation and the enviable lifestyle on offer. For further information or to arrange a viewing, please contact the Lawson Rose sales office today.

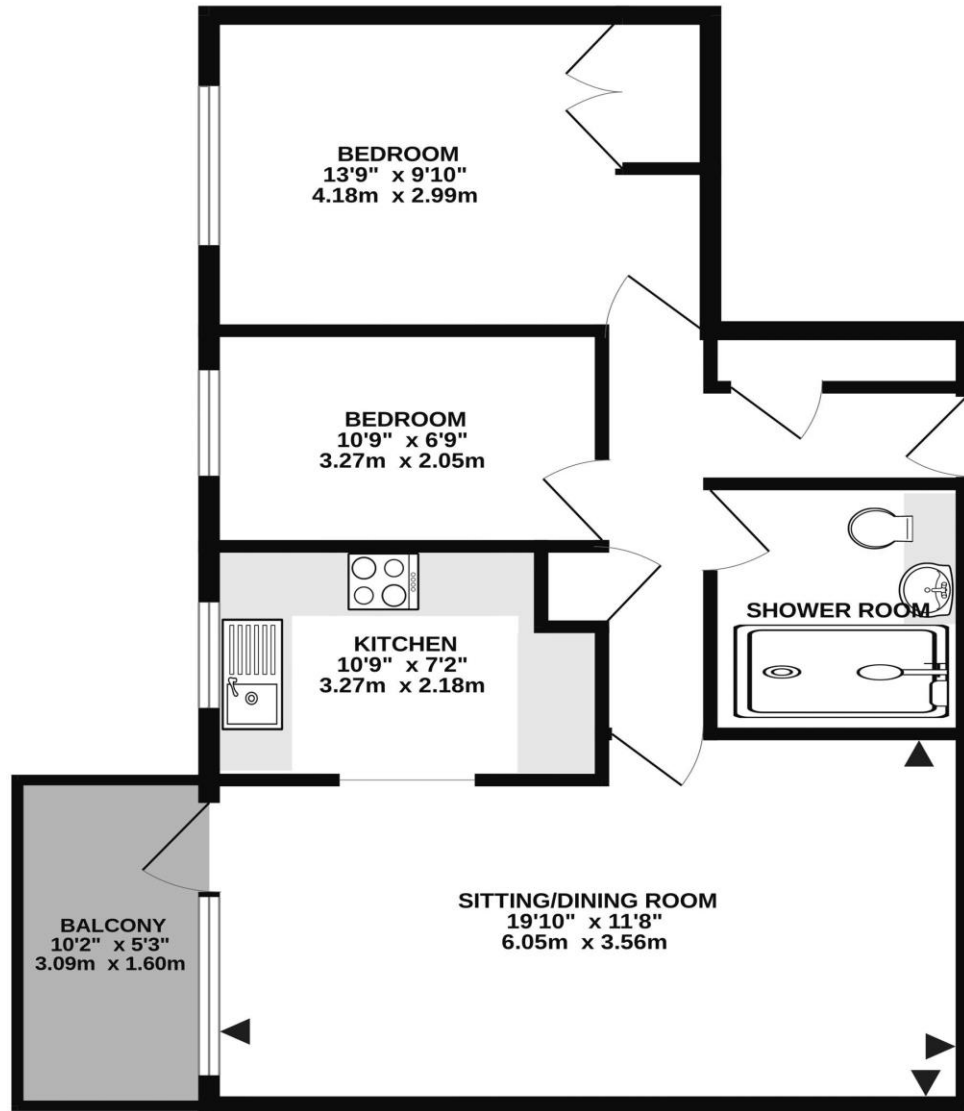
### Material Information:

- Construction: Brick Built
- Electricity Supply: Alternating Current
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice and data availability in this area.
- Allocated Off Road Parking & Permit Parking: 1<sup>st</sup> permit is £30, 2<sup>nd</sup> permit is £120 and 3<sup>rd</sup> permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band D
- Flood Risk – Low Risk (Stated on the Gov.uk portal)
- Tenure - Share Of The Freehold
- Term: 999 years from 29 September 1970 - 944 years Remaining
- Management Company: Jocelyn Court Management Company Limited – DACK
- Service Charge: £1,376.85 paid twice yearly 01 April and 01 October
- Ground Rent: N/A
- Lease Restriction: A copy of the lease is available upon request.





FLAT 3



Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.