



**Flat 2, 1 Netley Terrace  
Southsea, PO5 3NF**

**Asking Price £120,000**

**co** **groves**

Sales, Rentals and Block Management

## Flat 2, 1 Netley Terrace, Southsea, PO5 3NF

SHARE OF FREEHOLD AND NO CHAIN. 1 BEDROOM UPPER GROUND FLOOR APARTMENT LOCATED WITHIN A CONSERVATION AREA IN CENTRAL SOUTHSEA. The accommodation comprises a double bedroom, bathroom, open plan lounge/kitchen with large southerly facing bay window. Located just a short walk from the seafront and all of the amenities Southsea has to offer including bars, restaurants, cafes, coffee shops, Waitrose and bus routes.

### Communal Entrance

Door leading to communal entrance, flat front door to:

### Entrance Hall

Security entry phone, wall mounted thermostat control, understairs storage cupboard.

### Lounge/Kitchen/Dining Room

15'10" x 15' (4.83m x 4.57m)

Southerly facing bay window with sash windows, laminate flooring, radiator, spotlights. Single drainer stainless steel sink unit with wall and base cupboards, work surfaces over, oven, hob, extractor, plumbing for washing machine, space for fridge freezer, part tiled walls, tiled flooring.

### Bedroom

12'3" x 6'9" (3.73m x 2.06m)

Sash window to rear, radiator, picture rail, wall mounted Glow Worm gas boiler.

### Bathroom

12'1" x 7'3" max narrowing to 3'5" (3.68m x 2.21m max narrowing to 1.04m)

White suite comprising bath with shower over, wash hand basin, WC, part tiled walls, vinyl flooring, extractor, spotlights, radiator.

### Additional Information

Tenure - Share of freehold

Length of Lease - 125 years from 01/06/2001 - 101 Years remaining

Service Charge - £960pa - Includes buildings insurance

Ground Rent - N/A

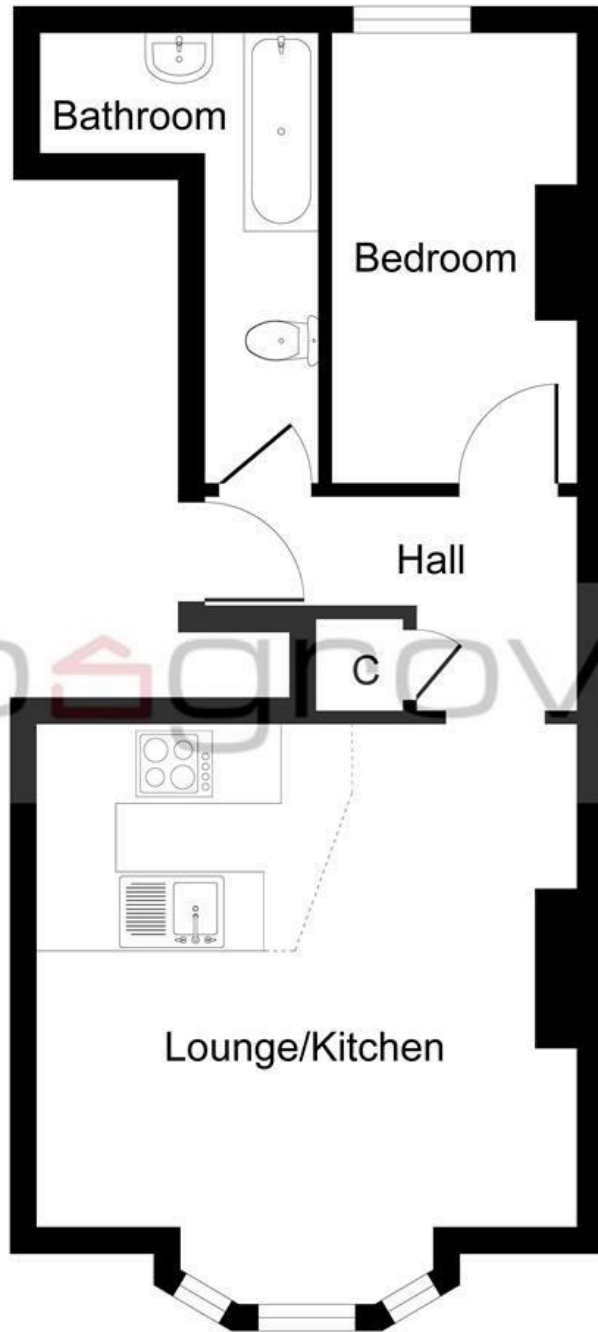
Council Tax Band- A

The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply they have been tested.





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Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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