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Elm Grove, Southsea, PO5 1LR Asking Price £170,000 Leasehold

Nestled in the charming area of Elm Grove, Southsea, this delightful purpose-built flat offers a perfect blend of comfort and convenience. Spanning an inviting 463 square feet, the property features a well-proportioned reception room that serves as an ideal space for relaxation or entertaining guests. The flat comprises one spacious bedroom, providing a peaceful retreat, and a modern bathroom that caters to all your needs.

Constructed between 1990 and 1999, this property boasts a private entrance, ensuring a sense of exclusivity and privacy. One of the standout features of this flat is the private garden, a rare find in urban living, offering a tranquil outdoor space for gardening, al fresco dining, or simply enjoying the fresh air.

Elm Grove is known for its friendly atmosphere and proximity to local amenities, including shops, cafes, and parks, making it an ideal location for both first-time buyers and those seeking a cosy retreat. This flat presents a wonderful opportunity to embrace the Southsea lifestyle in a well-maintained and inviting home.

While there is no designated parking, residents have the option to obtain a parking permit, making it easier to navigate the area. The property falls under Council Tax Band A, with an annual charge of £1,454, making it an affordable choice for those looking to settle in this vibrant community.



Lounge

12'3" x 12'1" (3.74 x 3.69)

Double glazed sash window to side aspect. Plain walls and ceiling. Fan light fitting. Lino to floor. Radiator. Internet and power points

Kitchen

9'6" x 8'7" (2.90 x 2.62)

Double glazed sash window to rear aspect. and double glazed window to side aspect. Wall and base units, tile surround. Sink with mixer tap. Space for freestanding fridge freezer and washing machine. Boiler. Plain walls and ceiling. Radiator

Bedroom

13'5" x 11'10" (4.09 x 3.62)

Double glazed sash window to side aspect. Lino to floor. Plain walls and ceiling. Radiator

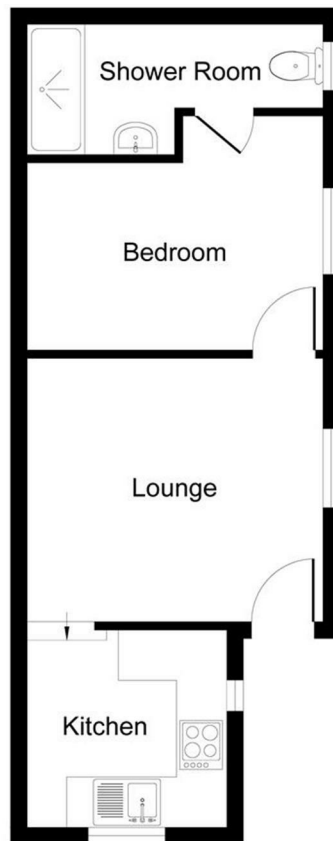
Bathroom

12'11" x 5'6" (3.95 x 1.69)

Double glazed obscure window to side aspect. Plain walls and ceiling. Tiling to principle areas. Walk in shower, glass screen with overhead and hand held shower. WC. Sink with vanity. Lino to floor. Heated towel rail.

Garden

Decking. Small area laid to lawn. Gate to rear access. Door to property



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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VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY
TEL: 01273 274 000

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