



Room 4B, Flat 4 11 Osborne Road  
Southsea, PO5 3LR

**£450**

**co** **groves**

Sales, Rentals and Block Management

## Room 4B, Flat 4 11 Osborne Road, Southsea, PO5 3LR

**\*\*STUDENTS 2025\*\***

The Osborne Residence which is a classic building with spacious rooms and large communal areas situated right by the seafront opposite Southsea Common. This is one of Portsmouth's most beloved spots and is only 10-15 minutes walk from the University Campus. You can enjoy panoramic views of the seaside and the Solent in a collegiate atmosphere with the convenience of Southsea's nearby shopping district as well as a huge variety of restaurants, local trendy cafe's, gyms, other wellness amenities as well as historical and cultural attractions on your doorstep.

### **Close to University Campus (via Google Maps)**

Pleasant 10-15 minute walk or Bus Journey via Bus Stop directly opposite the building. Bike: 7 minute bike ride. Taxi or Car: 4 minute taxi or car ride.

### **Rent includes**

Utilities (Gas, Electric, Water) plus free high speed wireless internet access.

### **Spacious & Student Friendly**

Large TVs with HDMI ports in each spacious well furnished communal lounge area (e.g. for connecting to your preferred streaming service or gaming console). All rooms are very comfortably sized with high ceilings due to the classical Victorian character of the building

### **Security**

24hr CCTV at building entrances, secure Bicycle storage, in room safe for valuables.

### **Location**

Attractive location directly opposite the historic seafront in one of the most desirable and high-end and safe residential localities in the city

### **Local amenities**

Lovely area with a large variety of cafes, restaurants, cuisines, convenience stores as well as a larger premium supermarket nearby (Waitrose). The Osborne Road itself has many eateries and amenities as does Southsea town centre a short walk away.

### **Wellness on your doorstep**

Pharmacy, hairdressers, yoga studio, exercise classes as well as various health, beauty & wellness clinics all located on Osborne Road itself.

### **Cultural hub**

Victorious Festival (directly opposite and visible from the building), Southsea Food Festival, Southsea Castle, Clarence Pier Amusement Park, Aquarium, as well as Art & other historic Museums within a 10 minute walk.

### **Plentiful Outdoor Space**

Nearby common, tennis courts, skatepark, gardens and parks.

### **Availability**

Mix of room types including those with breath taking sea views to suit every budget. To secure this quality accommodation in such this highly sought after location we strongly advise booking a viewing to secure a room of your choice.

### **Marketing Photos**

please note photos are not of exact room but of one similar.

### **Broadband/Mobile Supply Check**

Please use the Ofcom website



| Energy Efficiency Rating                    |         |                         |                                                                                       |
|---------------------------------------------|---------|-------------------------|---------------------------------------------------------------------------------------|
|                                             | Current | Potential               |                                                                                       |
| Very energy efficient - lower running costs |         |                         |                                                                                       |
| (92 plus) A                                 |         |                         |                                                                                       |
| (81-91) B                                   |         |                         |                                                                                       |
| (69-80) C                                   |         |                         |                                                                                       |
| (55-68) D                                   |         |                         |                                                                                       |
| (39-54) E                                   |         |                         |                                                                                       |
| (21-38) F                                   |         |                         |                                                                                       |
| (1-20) G                                    |         |                         |                                                                                       |
| Not energy efficient - higher running costs |         |                         |                                                                                       |
| England & Wales                             |         | EU Directive 2002/91/EC |  |

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

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