

**BASEMENT FLAT
7 WESTERN PARADE, SOUTHSEA,
PO5 3JF**



£270,000 Share of Freehold

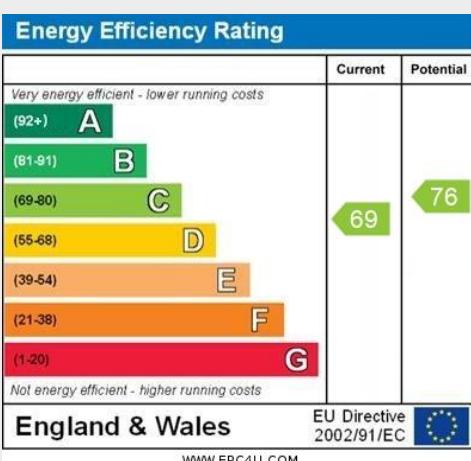
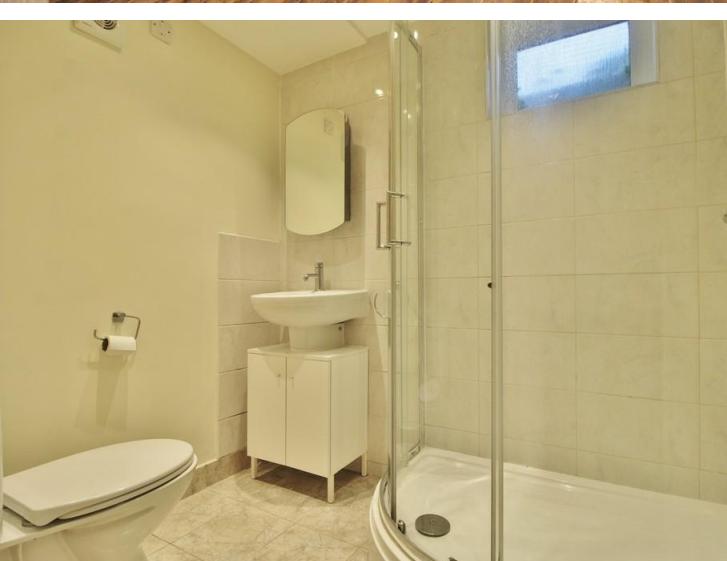
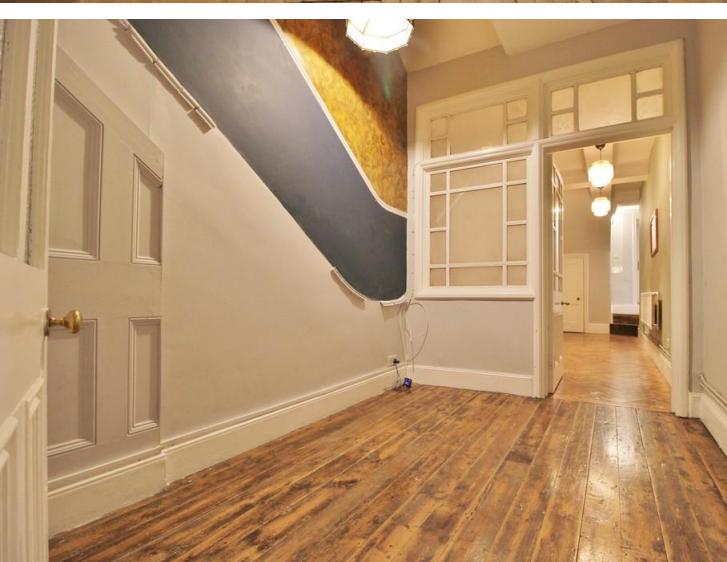
SPACIOUS TWO BEDROOM FLAT WITH SHARE OF FREEHOLD & NO FORWARD CHAIN! Situated along one of Southsea's most prominent Terraces, Western Parade is a highly desirable location with Southsea Common and the seafront, just a moments walk away. Well presented throughout, the spacious and versatile accommodation briefly comprises an entrance hall, three reception rooms, a modern fitted kitchen, two double bedrooms, a utility room and a fitted shower room. To the rear of the property, there is a communal garden with rear pedestrian access. Offered to the market with no forward chain, a share of the freehold, gas central heating and double glazing, we would advise a viewing to appreciate the size and location on offer.



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ENTRANCE

Cast iron gate with stairs down to composite front door.

HALLWAY

Solid wood flooring, door to bedroom one, opening to dining room.

BEDROOM ONE

22' 3" at longest point x 13' 9" at widest point (6.80m x 4.20m)

Double glazed window to front elevation, herringbone wood flooring, radiator, period feature fireplace, period style picture rail, period stained glass door to living room.

DINING ROOM

20' 7" x 7' 8" (6.28m x 2.34m)

Herringbone wood flooring, radiator, storage cupboard, door to:

STUDY

10' 10" x 7' 9" (3.31m x 2.38m)

Exposed floorboards, radiator.

LIVING ROOM

15' 11" x 13' 4" (4.86m x 4.07m)

Stained glass window, radiator, herringbone wood flooring.

KITCHEN

7' 10" x 7' 7" (2.40m x 2.33m)

Modern fitted kitchen comprising a range of wall and base level units, square edge work surfaces with matching splash-backs, stainless steel sink and drainer unit with mixer tap, electric oven, gas hob with extractor hood over, space for fridge, laminate flooring, radiator, double glazed window to rear elevation.

HALL

Doors to all rooms, carpeted, double glazed door to garden.

BEDROOM TWO

14' 8" x 9' 7" (4.49m x 2.94m)

Double glazed window to side elevation, radiator, carpeted, built-in wardrobes.

UTILITY ROOM

11' 5" x 5' 4" (3.50m x 1.63m)

Base level units with roll edge work surfaces, wall mounted boiler, spaces and plumbing for washing machine and tumble dryer.

SHOWER ROOM

4' 11" x 6' 10" (1.50m x 2.10m)

Shower cubicle with thermostatic shower, pedestal mounted wash basin, low level WC, tiled to principal areas and tiled flooring, heated towel rail, double glazed window to rear elevation.

COMMUNAL COURTYARD GARDEN

Laid to decking, rear pedestrian access.

AGENTS NOTE:

COUNCIL TAX

Band B.



LEASE INFORMATION:



As of December 2025, the vendor has informed us that the lease details are as follows:-

Tenure: Share of Freehold

Landlord/Managing Agent: Western Parade Properties Ltd

Balance of Lease: 958 years remaining

Ground Rent Charges: N/A

Ground Rent Review Period: N/A

Maintenance/Service Charges: £1,440

Maintenance /Service Charges Review Period: Annually

Building Insurance: Included in Maintenance/Service Charges

Confirmation of all charges relating to this property should be confirmed by your solicitor prior to any exchanging of contracts.

LOWER GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.

OFFICE ADDRESS

1 Marmion Road, Southsea, Hampshire,
PO5 2DT

OFFICE DETAILS

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AGENTS' NOTE: All measurements shown are approximate and may have been taken with a sonic measure and therefore should be verified. No electrical, mechanical or gas appliances have been tested by a representative of this company. These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, and neither Jeffries & Dibbens nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Jeffries & Dibbens Ltd. Registered in England No. 3185348 registered office: 196 Havant Road, Drayton, Portsmouth, PO6 2EH