



**3 The Old Brewery St. Vincent Road
Southsea, PO5 2BD**

Asking Price £185,000

co^ogroves

Sales, Rentals and Block Management

3 The Old Brewery St. Vincent Road, Southsea, PO5 2BD

A UNIQUE OPPORTUNITY TO PURCHASE A FREEHOLD STUDIO APARTMENT WITH OFF ROAD PARKING FOR ONE CAR IN THE HEART OF CENTAL SOUTHSEA, MOMENTS FROM MARMION ROAD, WAITROSE, PALMERSTON ROAD, ALBERT ROAD, BARS, RESTAURANTS, CAFES, COFFEE SHOPS, BUS ROUTES AND SOUTHSEA SEAFRONT. Off road parking to front leading to entrance porch which gives access to the lounge/bedroom with useful storage cupboards. Fitted kitchen with oven, hob, extractor, fridge/freezer and additional storage housing washing machine. Modern shower room with double walk in shower. Other benefits include double glazing, no onward chain and freehold, so no extortionate annual service or ground rent charges. This property really must be viewed to appreciate what it has to offer.

Entrance Lobby

Wooden front door leading to lobby with door leading to:

Lounge/Bedroom

15'7 x 12'1 (4.75m x 3.68m)

Double glazed window to front with additional skylight window allowing plenty of natural daylight. Two radiators, oak flooring, spotlights, two useful storage cupboards, one of which houses the hot water tank and electric boiler.

Kitchen

7'1 x 7'3 (2.16m x 2.21m)

Fitted kitchen comprising a single drainer stainless steel sink unit with range of wall and base cupboards with work services over. Double glazed window to front, part tiled walls, laminate flooring, spotlights, fridge with freezer compartment, oven, hob, extractor, storage cupboard housing washing machine with shelving above, electric meter and electric consumer unit.

Shower Room

7'3 x 4'8 maximum measurements (2.21m x 1.42m maximum measurements)

Double walk in shower, wash hand basin, WC, part tiled walls, laminate flooring, extractor, heated towel rail.

Off Road Parking

Driveway to front with off road parking for one car.

Additional Information

Tenure - Freehold

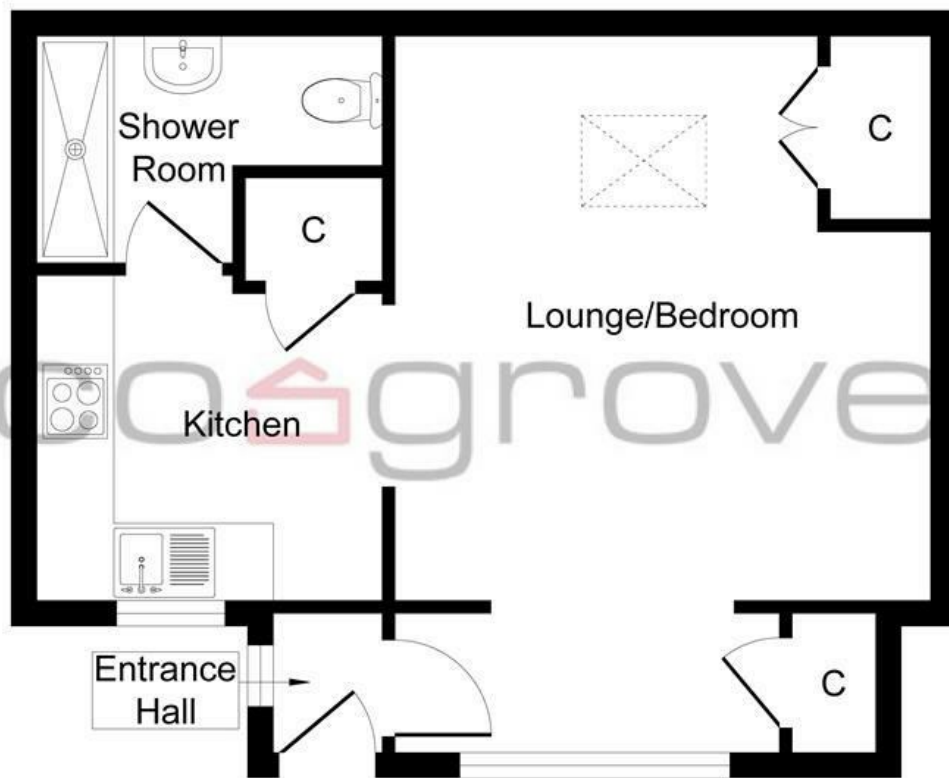
Council Tax - Band B

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.





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		
	46	73
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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49-51 Osborne Road
Southsea
Hampshire
PO5 3LS

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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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Tel: 02392 827827
Email: info@cosgroves.co.uk
www.cosgroves.co.uk

