



Nesbits

Established 1921

Flat 26 Fastnet House, South Parade, Southsea, PO5 2JG

Price £269,950

Flat 26 Fastnet House, South Parade, Southsea, PO5 2JG

Commanding truly DELIGHTFUL PANORAMIC VIEWS this recently refurbished and spacious EIGHTH FLOOR TWO BEDROOM WEST SIDE APARTMENT benefits from an allocated parking space, lift service, secure entry, replacement double-glazing, communal central heating, equipped kitchen, and a 20ft living room. Eleven-storey "Fastnet House" is a mid-1960s' development occupying a prominent location at the junction of South Parade with Burgoyne Road - a sought-after and exceptionally convenient Seafront address directly opposite Clarence Esplanade and a level walk of some half a mile only from Southsea Town Centre (Palmerston Road Shopping Precinct). Flat 26 itself occupies an elevated position on the building's west side, windows on three sides granting fascinating and breathtaking views which encompass many landmarks and sights, including: Seafront gardens, Portsdown Hill and The South Downs, the approaches to Portsmouth Harbour, and The Solent with The Isle of Wight beyond.



This is a first-class opportunity, appointed to a high standard throughout and recommended for early internal inspection. Full details are given as follows:

Canopied steps up to RECESSED PORCH having glazed, automatic main doors, with SECURE ENTRY SYSTEM, to:

SPLIT-LEVEL LOBBY

Lift and stairs to upper floors.

8th FLOOR LANDING

Refuse disposal chute.

FLAT 26

ENTRANCE HALL

Delivery and storage cupboard with electricity meter; adjacent storage cupboard with shelves; built-in cupboard housing water tanks. Security intercom telephone.

BATHROOM & W.C.

Contemporary white suite comprising: panelled bath with 'Triton' independent shower mixer, low flush w.c. with concealed cistern, and semi-inset handbasin having mixer tap plus cupboards under. Vertical towel rail/radiator. Extractor.

KITCHEN

10'7 x 6'10 (3.23m x 2.08m)

Fitted and equipped with: base and wall cupboards, woodblock work surfaces and upstand, inset stainless steel sink unit with mixer tap, electric oven, 4-ring induction hob with extractor canopy, refrigerator/freezer, washing machine, UPVC replacement double-glazed window to north elevation granting outlook across city rooftops towards Portsdown Hill and The Downs.

BEDROOM ONE

14'6 x 11'10 (4.42m x 3.61m)

Single panel radiator. UPVC replacement double-glazed window to west elevation granting outlook across Southsea rooftops towards The Solent, Gilkicker Point, The Isle of Wight and the approaches to Portsmouth Harbour.

BEDROOM TWO

13'10 x 7'2 (4.22m x 2.18m)

Single panel radiator. UPVC replacement double-glazed window to east elevation granting outlook across Southsea rooftops towards The Solent and Hayling Island.

DUAL-ASPECT LIVING ROOM

19'11 x 13'11 (6.07m x 4.24m)

Two single panel radiators. UPVC replacement double-glazed window to north elevation with outlook as Kitchen; similar double-glazing to west-facing square bay window and outlook as Bedroom One.

OUTSIDE

ALLOCATED PARKING SPACE (No. 26).

GENERAL INFORMATION

Tenure: 999 years Leasehold from 29.9.1966. The building freehold is owned by a residents' management company.

Service Charge: £2,450 p.a., to include central heating, water and sewerage charges.

COUNCIL TAX

Band 'C' - £2,037.07 p.a. (2026/27).

EPC

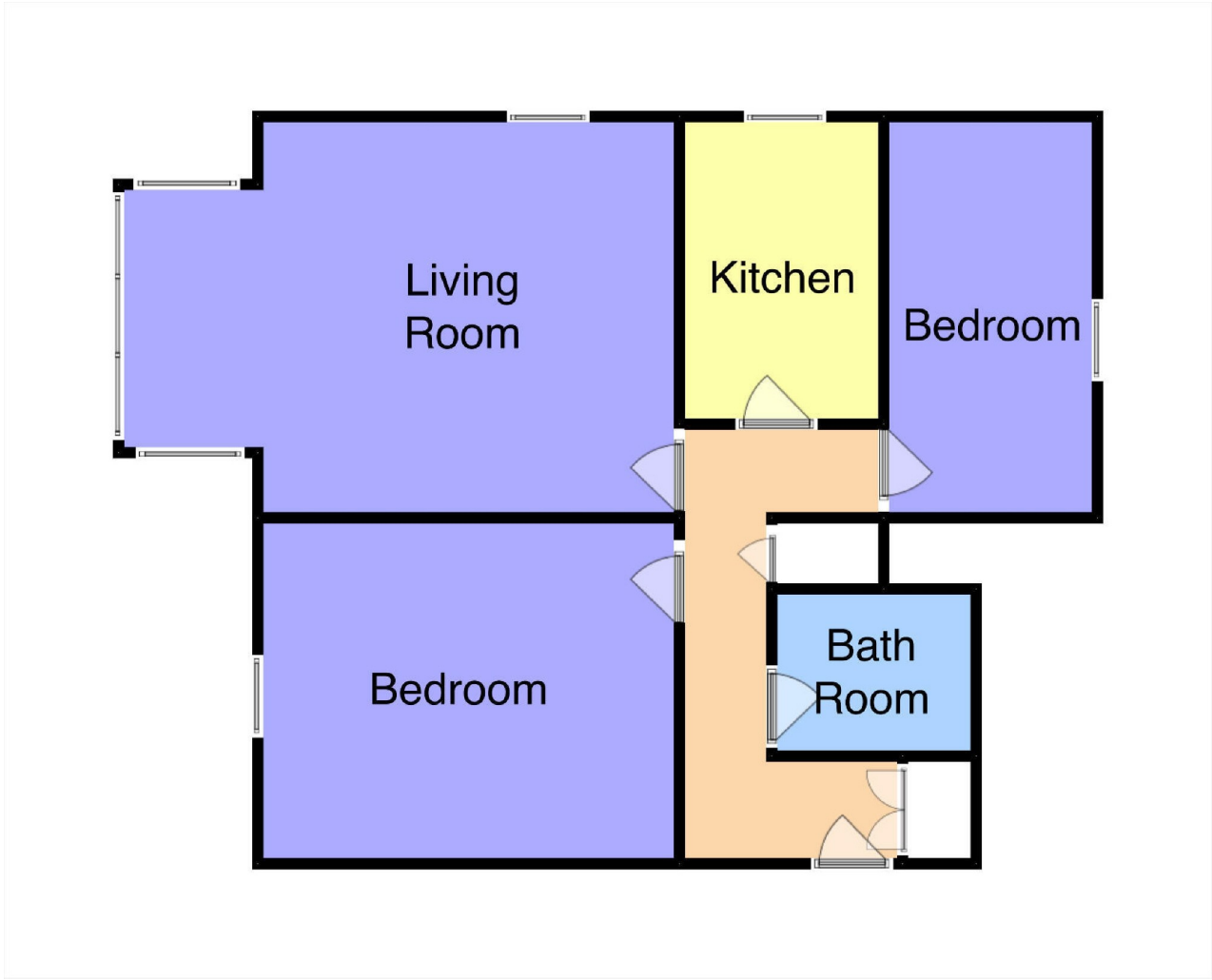
Energy Rating 'E' (Floor Area 68 sq m approx).

VIEWING

By appointment with SOLE AGENTS, D. M. NESBIT & CO. (18144/064430)







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E	51 E	
21-38	F		
1-20	G		

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