



**Flat 1, 4 Nightingale Road  
Southsea, PO5 3JL**

**Offers Over £255,000**

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Sales, Rentals and Block Management

## Flat 1, 4 Nightingale Road, Southsea, PO5 3JL

GUIDE PRICE £255,000-£265,000. SPACIOUS 2 BEDROOM GARDEN APARTMENT WITH OWN PRIVATE ENTRANCE. We are delighted to offer for sale this attractive apartment comprising 2 double bedrooms, good size entrance hall, large lounge/dining room, fitted kitchen, conservatory, shower room and en-suite bathroom to master bedroom. The property is fitted with double glazing, gas central heating, courtyard rear garden and is being offered with no chain. Located in the heart of Central Southsea minutes from the seafront, Southsea Common, Palmerston Road Shopping Precinct, bars, restaurants, cafes, coffee shops, Waitrose and bus routes.

### Entrance Hall

16'1 x 5'9 (4.90m x 1.75m)

Double glazed door to front, coved ceiling, dado rail, radiator, vinyl flooring, storage cupboards with sliding mirror fronted doors.

### Lounge/Dining Room

16'7 x 20'7 (5.05m x 6.27m)

Double glazed doors to rear leading to conservatory. Coved ceiling, dado rail, two ceiling roses, fire surround.

### Kitchen

12'4 x 10'4 (3.76m x 3.15m)

One and a half bowl stainless steel sink unit with range of wall and base cupboards, drawers and work surfaces over. Oven, hob, plumbing for washing machine, space for fridge/freezer, tiled flooring, part tiled walls, coved ceiling, sash window to side, ladder radiator, Vaillant boiler.

### Conservatory

9'3 x 9'1 (2.82m x 2.77m)

Double glazed doors to garden, tiled flooring, radiator.

### Bedroom 1

14'8 into bay x 14'6 narrowing to 13'2 (4.47m into bay x 4.42m narrowing to 4.01m)

Double glazed bay window to front, coved ceiling, ceiling rose, dado rail.

### En Suite Bathroom

9' x 5'8 (2.74m x 1.73m)

Suite comprising bath with shower over, wash hand basin with storage below,

WC, coved ceiling, spotlights, extractor, part tiled walls, tiled flooring, ladder radiator.

### Bedroom 2

14'1 x 9'1 (4.29m x 2.77m)

Double glazed Bi-fold doors to side leading to garden, beamed ceiling, oak flooring, skirting radiators.

### Shower Room

5'8 x 5'1 (1.73m x 1.55m)

Suite comprising shower cubicle, wash hand basin, WC, coved ceiling, spotlights, part tiled walls, tiled flooring, ladder radiator.

### Garden

Enclosed courtyard rear garden with walled boundaries, laid to patio, shrub border.

### Additional Information

Tenure - Leasehold

Length of Lease - 125 years (Although there are currently 84 years remaining on the lease the property will have a 125 year lease on completion of the sale)

Service Charge - £1778.75pa - Includes buildings insurance

Ground Rent - £25pa

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.



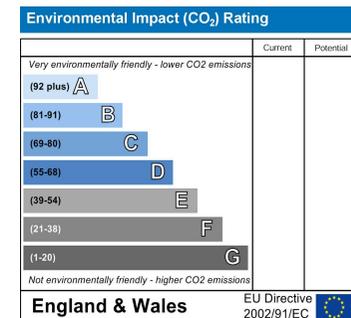
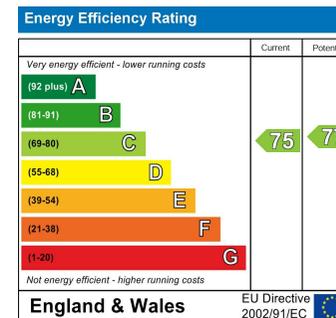


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements 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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