



# FOR SALE

## £155,000

34a Fort Cumberland Road,  
Southsea, PO4 9LQ.

Tenure: Leasehold

ESTATE  AGENTS

# LAWSON ROSE

## PROPERTY DESCRIPTION

This impressive and beautifully presented two-bedroom, top-floor apartment could make for an ideal first-time purchase or investment opportunity, perfectly positioned just a short stroll from the ever-popular Eastney Beach seafront. Situated on Fort Cumberland Road, the property benefits from lift access to the top floor along with residents' parking to the front of the building, offering both convenience and peace of mind. Upon entering, a welcoming hallway provides access to two generously sized double bedrooms, a number of useful storage cupboards, and a modern, contemporary bathroom finished to a high standard. The true heart of the home is the spacious living room, flooded with natural light from its dual-aspect windows and offering direct access to a private, south-facing balcony—an ideal spot to relax and enjoy the sunshine. This space flows effortlessly into a stylish, well-appointed fitted kitchen, making it perfect for both everyday living and entertaining. We highly recommend an internal viewing to fully appreciate the space, presentation, and enviable coastal location this superb apartment has to offer. For further information or to arrange a viewing, please contact the Lawson Rose Sales Office today.

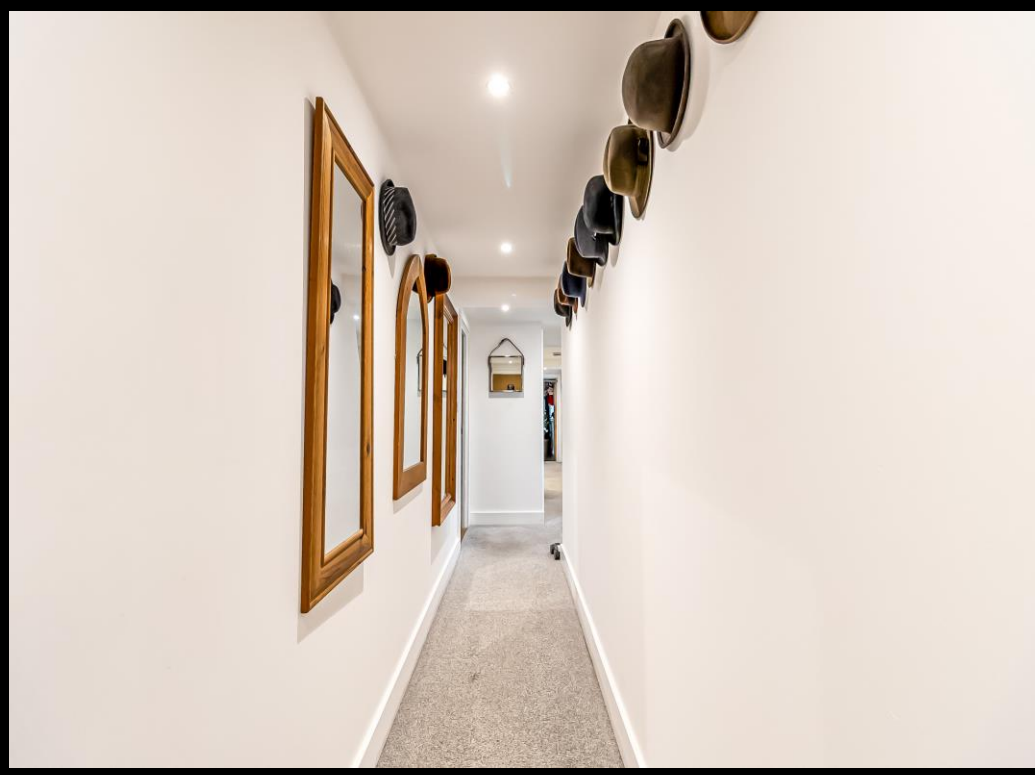
### Material Information:

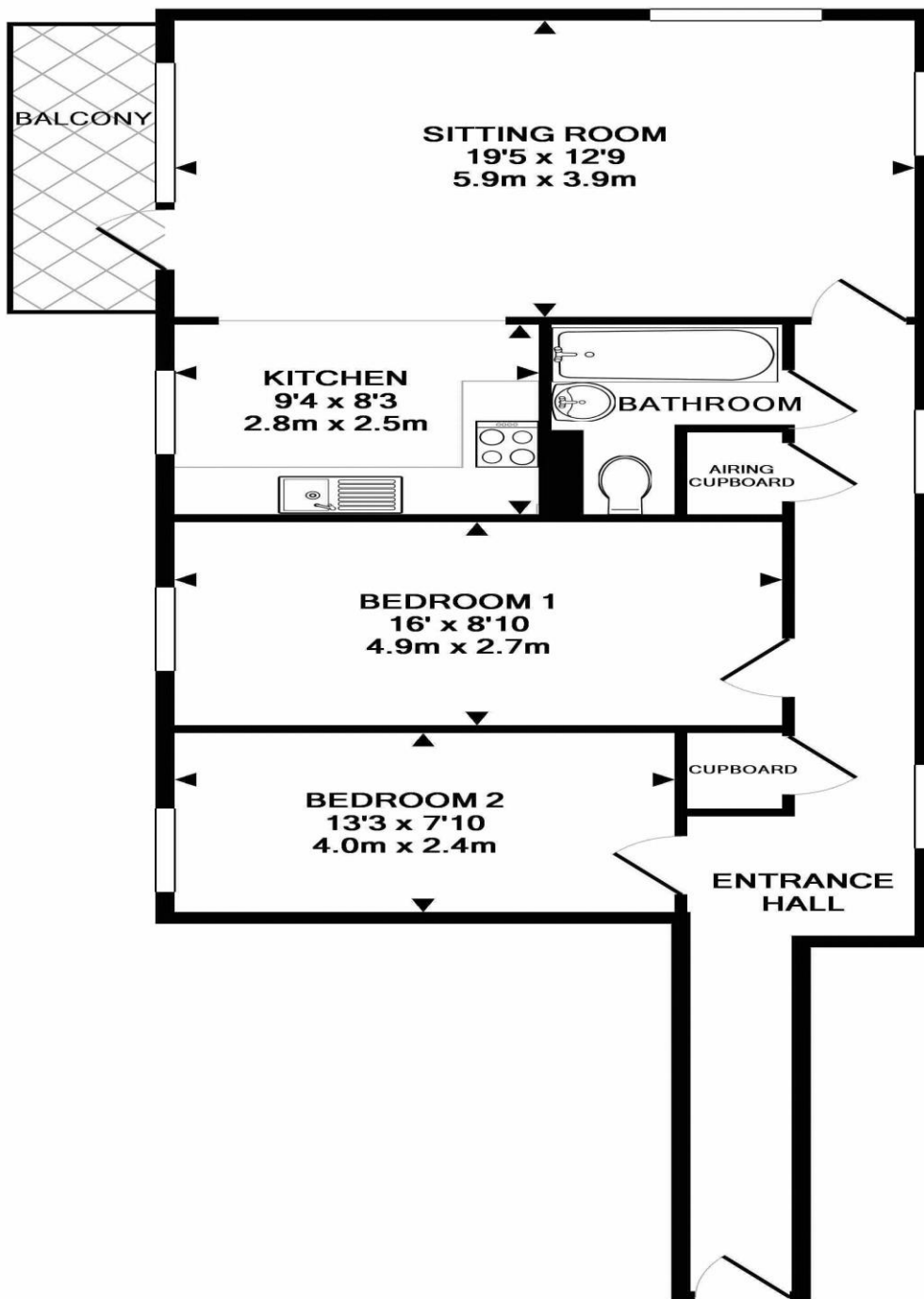
- Electricity Supply: Alternating Current
- Heating: Electric Central Heating
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice and data availability in this area.
- Council Tax: Portsmouth City Council – Band A
- Flood Risk – Low Risk (Stated on the Gov.uk portal)
- Tenure – Leasehold
- Term: 104 years remaining.
- Management Company: KMP
- Service Charge: £342.66 per 1/4
- Ground Rent: £200 pa











**TOTAL APPROX. FLOOR AREA 781 SQ.FT. (72.6 SQ.M.)**

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.