



# FOR SALE

## Offers in Excess of £210,000

Flat 2, 31 St. Andrews Road,  
Southsea, PO5 1EP.

Tenure: Leasehold

ESTATE  AGENTS

# LAWSON ROSE

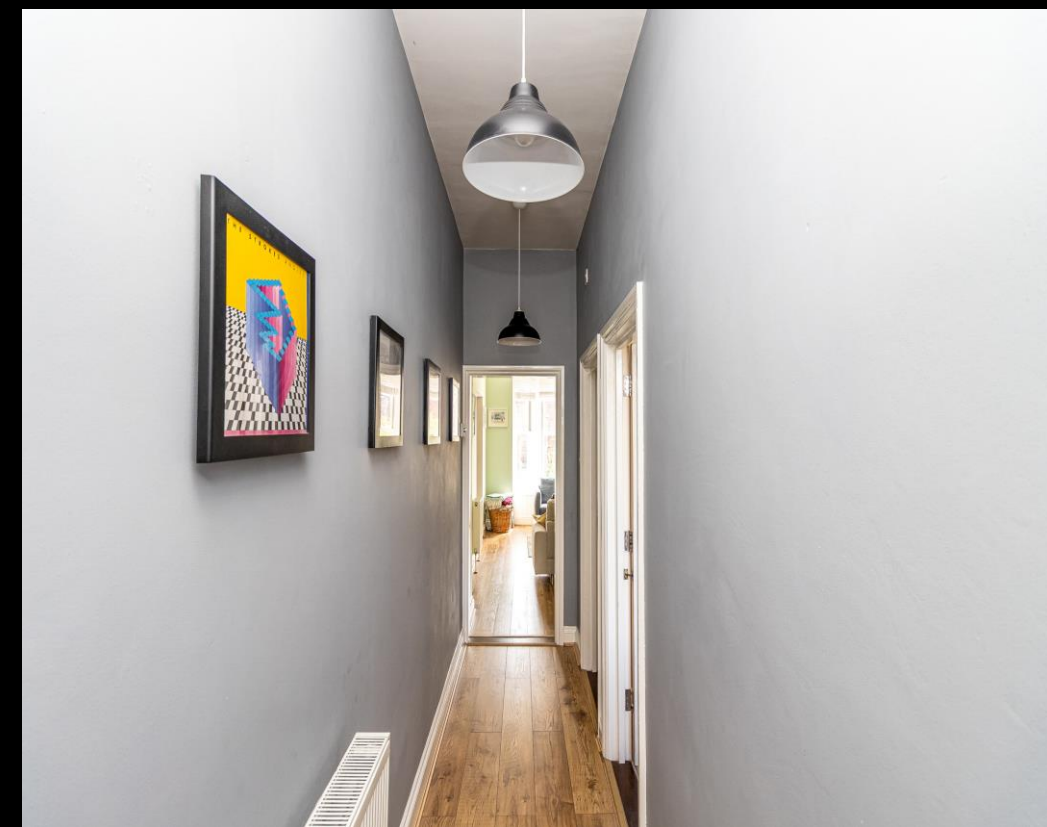
## PROPERTY DESCRIPTION

This immaculately presented two-bedroom, first-floor apartment is perfectly positioned in the heart of central Southsea, just moments from a wide range of local amenities, and could make for an ideal first-time purchase or investment opportunity. Situated on St. Andrews Road, the property offers stylish, well-balanced accommodation throughout, with a bright and welcoming feel from the moment you step inside. At the heart of the home is a spacious and airy living area, beautifully enhanced by a large bay window that allows natural light to flood the room, creating a warm and inviting space—perfect for both relaxing and entertaining. Seamlessly adjoining the living space is a modern fitted kitchen, thoughtfully designed with both practicality and contemporary style in mind. Moving through the apartment, there is a well-appointed bathroom suite along with two generously sized double bedrooms, both tastefully presented. The principal bedroom benefits from a built-in wardrobe, providing useful storage without compromising on space. The property is neutrally decorated throughout, offering a blank canvas for buyers to personalise, while also being ready to move straight into. Additional benefits include double glazing, gas central heating, and permit parking available within the surrounding area. With its central location, spacious layout and stylish finish, this apartment offers a fantastic blend of comfort and convenience, with Southsea's seafront, independent shops, cafés and restaurants all within easy reach. In our opinion, this is a superb opportunity to acquire a well-presented home in a popular and well-connected Southsea location. We highly recommend an internal viewing to fully appreciate everything this property has to offer. For further information or to arrange a viewing, please contact the Lawson Rose sales office today.

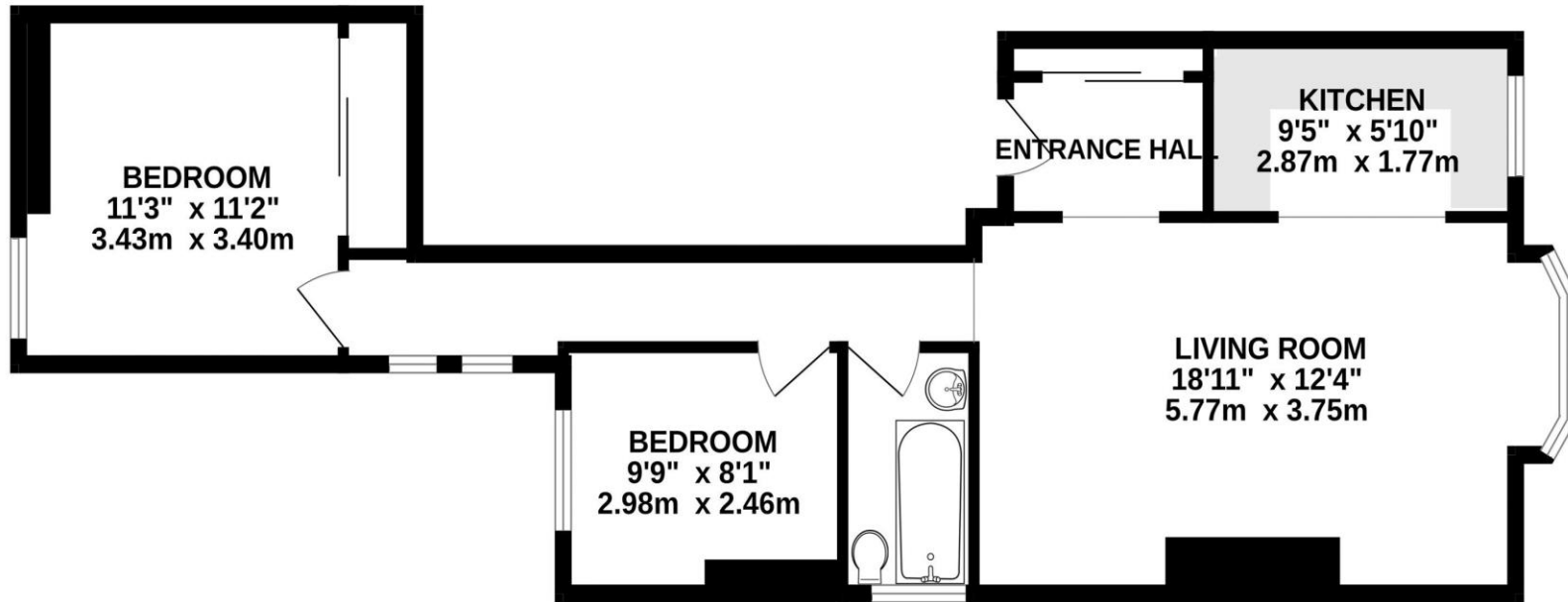
### Material Information:

- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Gas 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.
- Permit Parking: 1<sup>st</sup> permit is £30, 2<sup>nd</sup> permit is £120 and 3<sup>rd</sup> permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band B
- Flood Risk – Low Risk (Stated on the Gov.uk portal)
- Tenure – Leasehold
- Term: 125 years from 1/1/2003 – 104 Years Remaining
- Management Company: C.K.B Block Management Ltd
- Service Charge: £1650.00 P/A
- Ground Rent: £200.00 P/A
- Lease Restriction: A copy of the lease is available upon request.





# FLAT 2



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, 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.