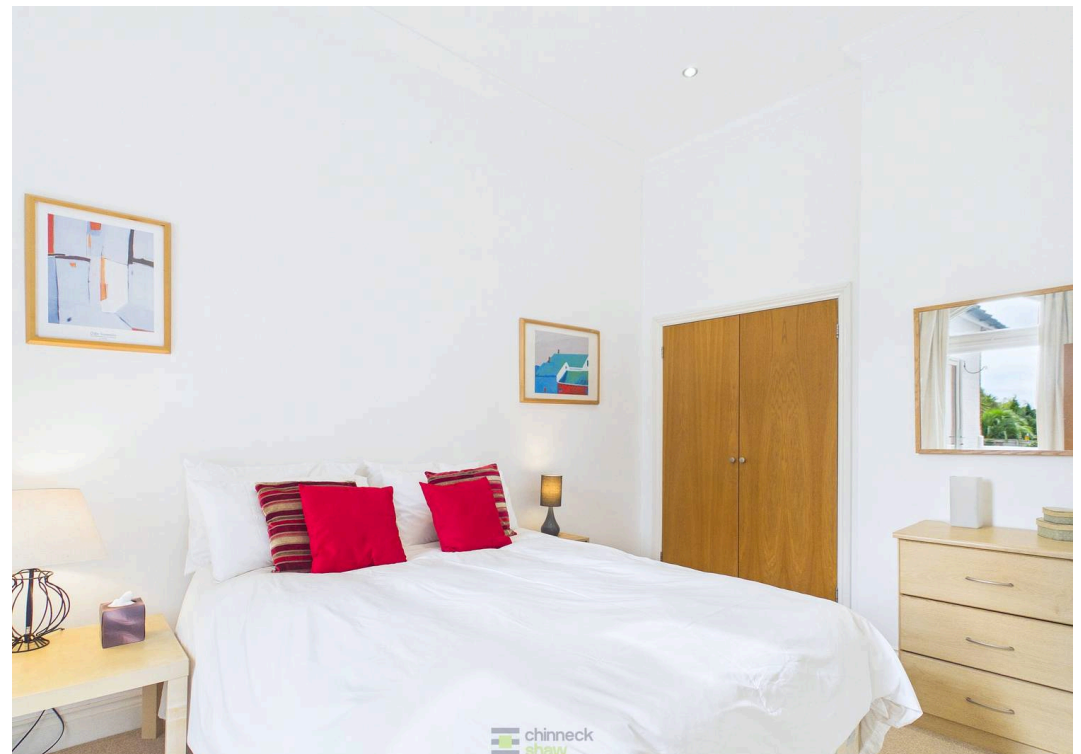
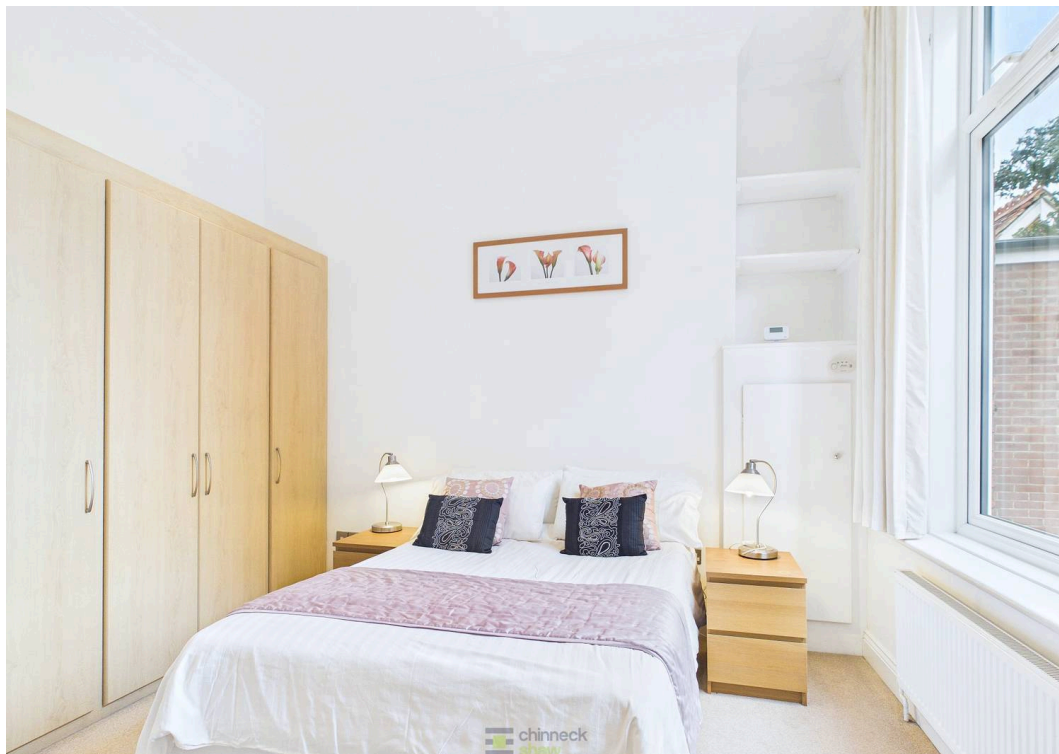




Fenton Court, Craneswater Park, Southsea

Offers in Region of £290,000

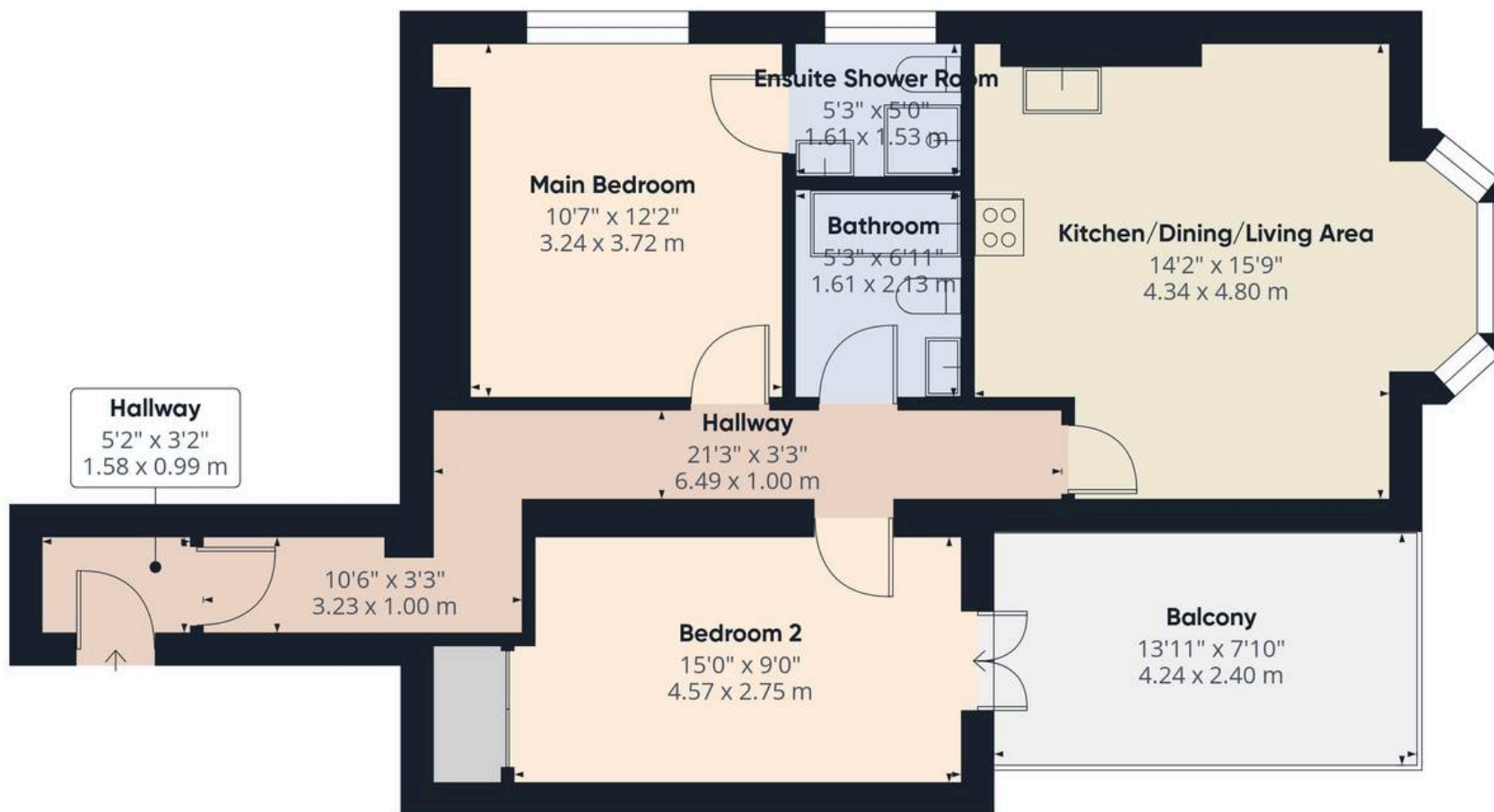




Fenton Court, Craneswater Park, Southsea

Minutes from Southsea seafront, this beautifully presented ground-floor flat combines comfort, style and practicality. Its spacious open-plan kitchen, dining and living area creates a bright, welcoming heart of the home for. The well-appointed kitchen offers generous storage and workspace, while natural light enhances the living space. The main bedroom features a bay window and private ensuite shower room. A second double bedroom with built-in wardrobes is equally suited to guests, family or home working. An elegantly finished family bathroom completes the modern accommodation, providing convenience for everyday routines and leisurely baths. Designed for flexible living, the property suits professional couples, downsizers or first-time buyers and is offered with no onward chain. A private balcony provides a peaceful place for morning coffee or evening relaxation, and an allocated parking space adds convenience. Southsea's shops, cafés and cultural attractions are nearby, with excellent transport links for commuting and exploring. Modern fixtures, practical finishes and plentiful built-in storage make the flat ready to enjoy from day one. Material Information • Tenure: Leasehold • Council Tax: Band C • Electricity: Mains Supply • Heating: Gas • Water Supply: Mains Supply • Sewage: Mains Supply • Broadband: Standard, Superfast and Ultrafast Fibre are all available in this area • Parking: Parking Space • Mobile: Ofcom official website checker states that EE, Vodafone, O2 and Three available in the area • Flood Risk: Low Risk





Approximate total area⁽¹⁾

697 ft²
64.6 m²

Balconies and terraces

109 ft²
10.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	72
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	59	71
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		

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