



**Flat 1, 23 Shaftesbury Road
Southsea, Hampshire PO5 3JP**

Asking Price £265,000

co**groves**

Sales, Rentals and Block Management

Flat 1, 23 Shaftesbury Road, Southsea, Hampshire PO5 3JP

2 BEDROOM GROUND FLOOR APARTMENT WITH OWN PRIVATE ENTRANCE, GARDEN AND OFF ROAD PARKING FOR 2 CARS. The property is immaculately presented and must be viewed to be appreciated. The accommodation comprises 2 bedrooms, master bedroom with en-suite shower room, main bathroom, good size lounge with bay window, fitted kitchen breakfast room with appliances and space for table & chairs. Other benefits include an enclosed rear garden, double glazing, gas central heating and a remaining lease term of 111 years. Situated in this convenient location close to seafront, common, Palmerston Road Shopping Precinct, bars, restaurants, cafes, coffee shops and bus routes.

Side pedestrian gate leading to garden

Entrance Hall

9'2 x 3'6 (2.79m x 1.07m)

Double glazed door giving access to entrance hall with laminate flooring, double glazed window to side, radiator.

Lounge

18'4 into bay x 13'4 (5.59m into bay x 4.06m)

Double glazed bay window to front, two radiators, fitted carpet.

Kitchen Breakfast Room

12'6 x 9'2 (3.81m x 2.79m)

One and a half bowl stainless steel sink unit with good range of wall and base cupboards with work surfaces over. The appliances include an oven, hob, extractor, dishwasher, fridge/freezer and plumbing for washing machine. Double glazed window to side, part tiled walls, radiator, wall mounted Ideal boiler, laminate flooring, space for table and chairs.

Inner Hall

5'9 x 3' (1.75m x 0.91m)

Storage cupboard housing consumer unit and electric metre.

Bedroom 1

12'7 x 8'7 (3.84m x 2.62m)

Double glazed window to rear, radiator.

En-Suite Shower Room

5'8 x 5'7 (1.73m x 1.70m)

Suite comprising shower cubicle, wash

hand basin with cupboards below, WC, part tiled walls, tiled flooring, ladder radiator, extractor.

Bedroom 2

8' x 9'1 (2.44m x 2.77m)

Double glazed window to rear, radiator, fitted carpet.

Bathroom

6'3 x 5'8 (1.91m x 1.73m)

Suite comprising bath with shower over, wash hand basin with cupboards below, WC, part tiled walls, tiled flooring, ladder radiator, double glazed window to side.

Garden

25' x 17' (7.62m x 5.18m)

Enclosed rear garden with side pedestrian access, laid to shingle, decking area, walled and fenced boundaries, timber shed.

Parking

Off road parking to front for 2 cars.

Additional Information

Tenure - Leasehold

Length of Lease - 120 years from 30th

March 2017 - 111 years remaining

Service Charge - £1940.40pa (includes buildings insurance

Ground Rent - £250pa

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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| Energy Efficiency Rating | | Current | Potential |
|--|-------------------------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 74 | 74 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | | |
| England & Wales | EU Directive 2002/91/EC | | |

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