



# FOR SALE

Offers in Excess of £450,000

7 Mountbatten Square,  
Southsea, PO4 9XY.

Tenure: Leasehold

ESTATE AGENTS  
**LAWSON ROSE**

## PROPERTY DESCRIPTION

This beautifully presented contemporary residence in the highly regarded Mountbatten Square, within the conservation area of Marine Gate private development, offers approximately 98m<sup>2</sup> of thoughtfully arranged

living space set across two well-proportioned floors. Marine Gate is widely considered one of the most desirable and exclusive residential developments in the city, celebrated for its coastal setting, architecture and extensive grounds. The accommodation comprises three bedrooms, two stylish bathrooms and a convenient

ground floor W.C., making it ideally suited to modern family life or professional living. Large windows throughout the bedrooms and principal living areas flood the home with natural light, creating a bright and airy

atmosphere. The modern kitchen is a particular highlight, featuring elegant sage green cabinetry, warm wooden worktops, a herringbone wood floor and an integrated fridge freezer — a perfect blend of character and contemporary design. The bathrooms are finished to an impressive standard, including a striking en-suite shower room with deep blue tiled walls and sleek modern fittings, adding a real sense of luxury. Residents of

Marine Gate enjoy private vehicular and pedestrian access directly to the beach, along with beautifully maintained communal gardens and access to a tennis court — a lifestyle rarely found in such a central Southsea location. Externally, the property benefits from a garage, separate driveway parking and a secluded rear garden, providing both practicality and privacy. Overall, this superb home combines stylish contemporary living with an enviable coastal setting, offering an exceptional opportunity to secure a high-quality residence within one of Southsea's most prestigious developments.

### 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, 02 and Vodafone all have voice and data availability in this area.
- Council Tax: Portsmouth City Council – Band E
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

- Date of Original Lease: 28 Oct 1996
- Term: 999 years from 29 September 1994 – 968 Years
- Management Company: DACK
- Estate Charge: £553.20 P/A



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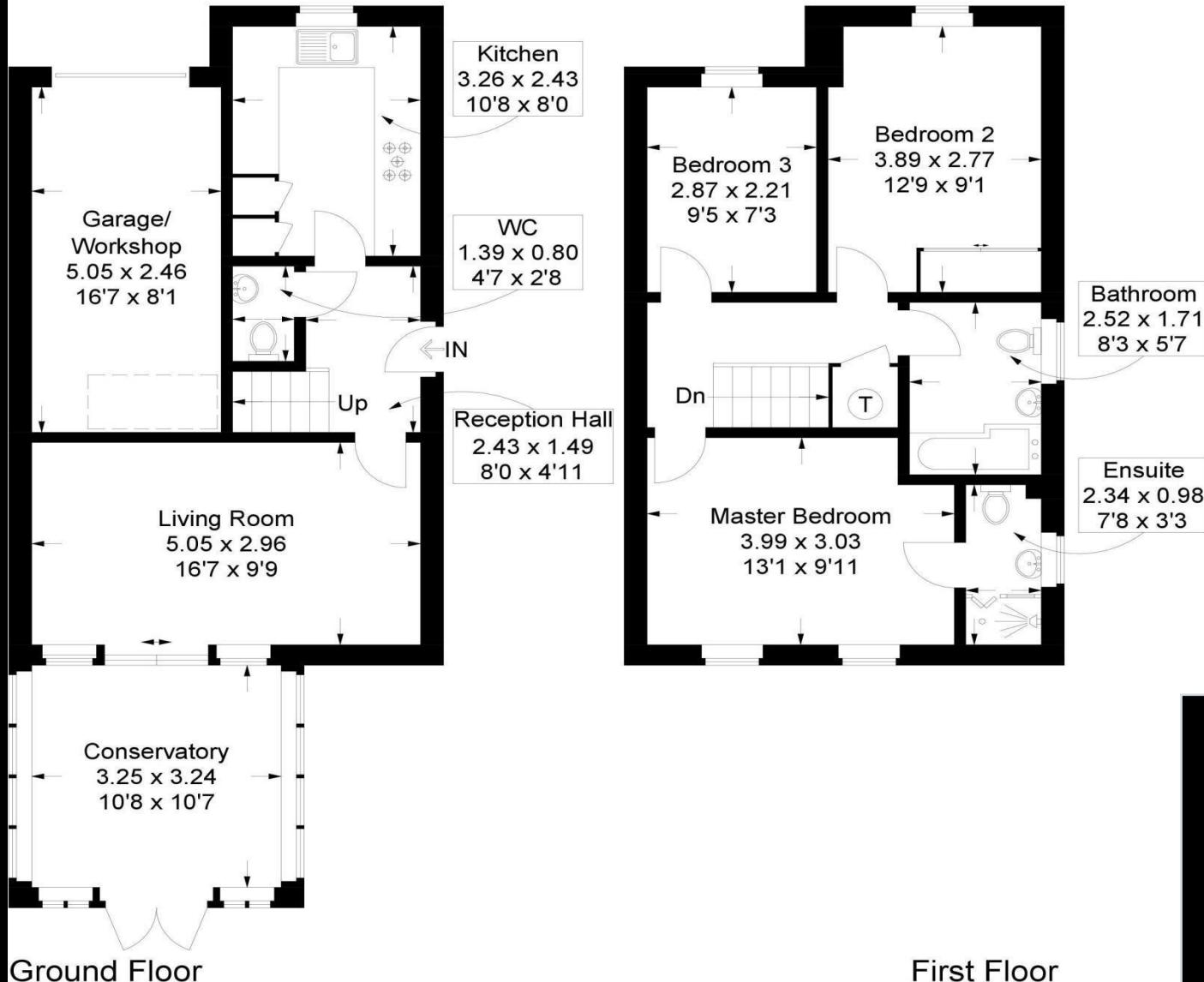
# Mountbatten Square, Southsea

Approximate Gross Internal Area = 98.5 sq m / 1061 sq ft

(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 1.3 sq m / 14 sq ft

Total = 99.8 sq m / 1075 sq ft



Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.