

32 DARTMOUTH MEWS, SOUTHSEA,
PO5 3DW



£175,000 Leasehold

TWO BEDROOM HALL FLOOR FLAT IN CENTRAL SOUTHSEA! This two bedroom hall floor flat, is situated within the popular Dartmouth Mews development found in Cecil Place. With Castle Road's shopping area and the seafront both close by, the location is second to none for enjoying all that Central Southsea has to offer. The internal accommodation is well-presented throughout and comprises; hallway, fitted modern kitchen, two double bedrooms, bathroom suite and a spacious living room with bay window, which overlooks the communal garden. With a long lease, a spacious storage space (currently used as laundry room), and residents parking (on a first come, first serve basis), we feel this would make an ideal purchase for first time buyers or investment purchasers. To book your internal viewing, please call the Southsea office at your earliest opportunity.

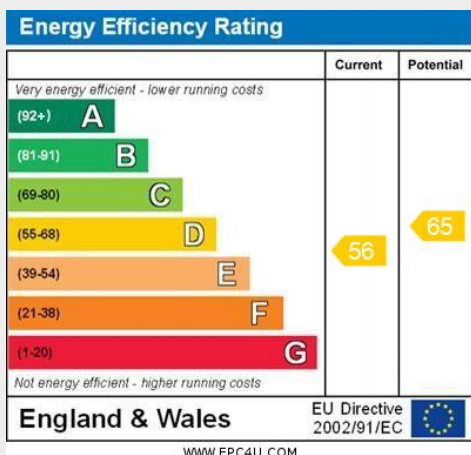
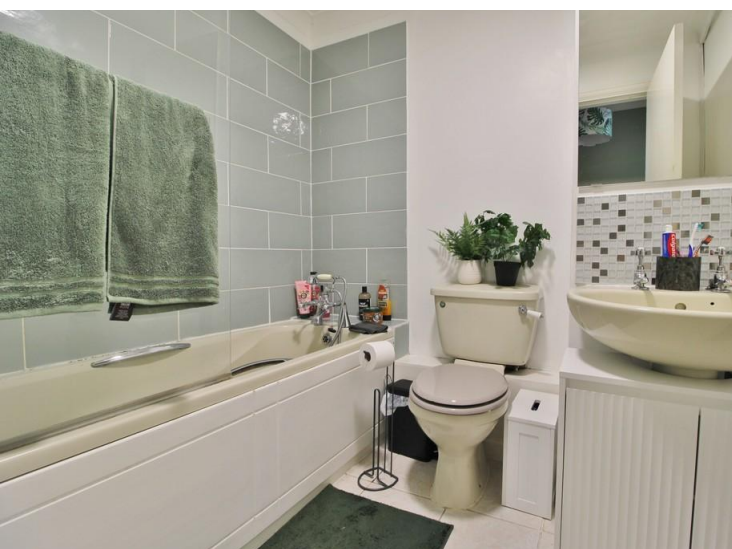


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COMMUNAL ENTRANCE

Security entry system, door to:-

COMMUNAL HALL

Stairs to all floors, front door to:-

HALLWAY

Electric storage heater, carpeted, two cupboards housing hot water cylinder and consumer unit, doors to all rooms.

BEDROOM TWO

8' 9" x 9' 5" (2.67m x 2.88m)

Double glazed window to front elevation, carpeted, open wardrobe.

BEDROOM ONE

12' 2" x 9' 7" (3.71m x 2.93m)

Double glazed window to front elevation, carpeted, open wardrobe.

BATHROOM

7' 1" x 6' 1" (2.17m x 1.86m)

Panel enclosed bath with electric shower over, close coupled WC, pedestal mounted wash basin, heated towel rail, tiled to principal areas.

LIVING ROOM

12' 4" into bay x 19' 5" (3.76m x 5.94m)

Double glazed square bay window to front elevation, two storage heaters, carpeted, double glazed window to rear elevation, opening to:-

KITCHEN

6' 8" x 7' 2" (2.04m x 2.20m)

Modern fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, electric hob and electric oven, space for dishwasher, space for fridge/freezer.

STORE ROOM

Located on lower floor, spaces and plumbing for washing machine and tumble dryer.

COMMUNAL GARDEN

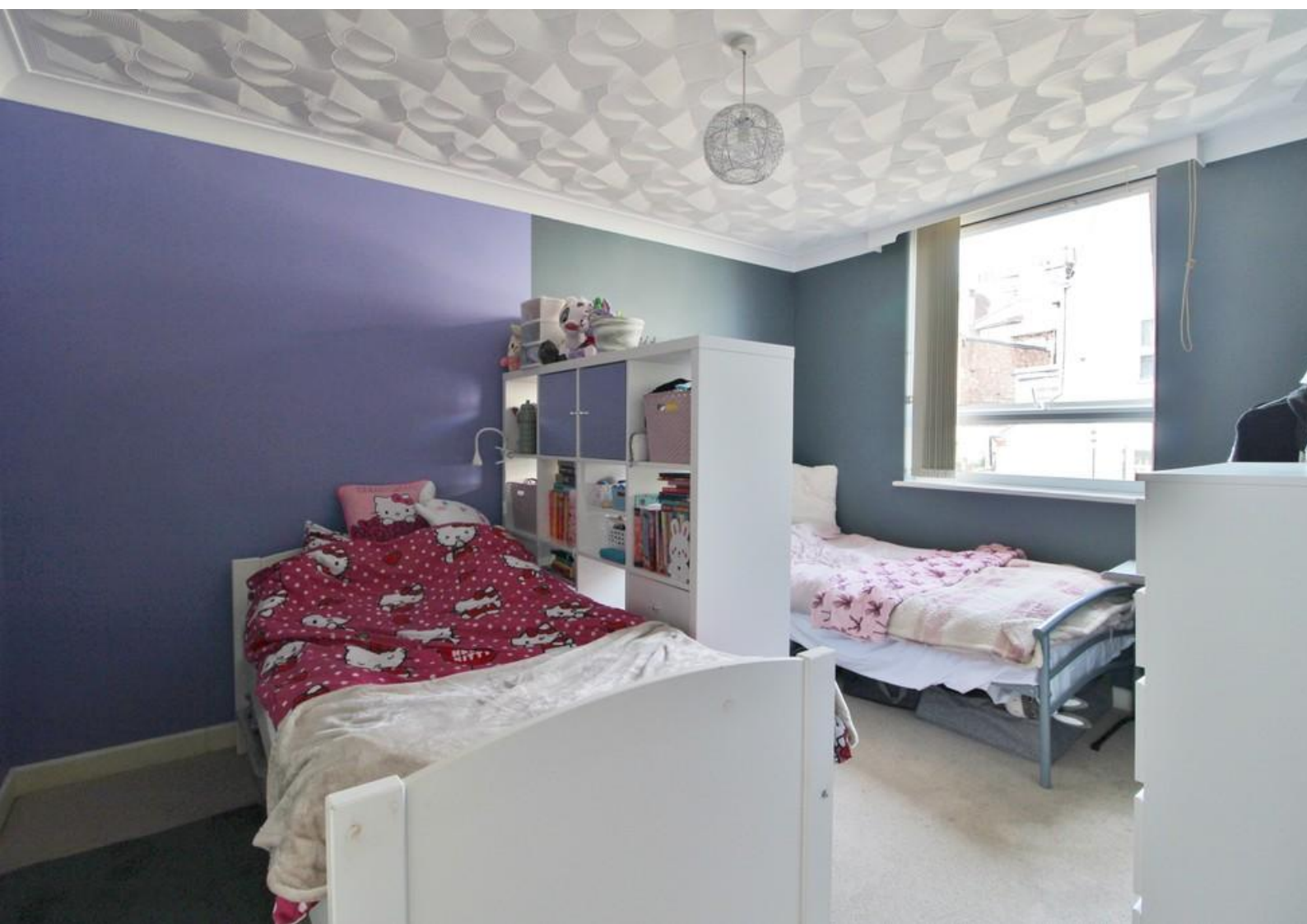
PARKING

Residents parking is on a 'First come, First serve' basis.

AGENTS NOTE:

COUNCIL TAX

Band B.



LEASE INFORMATION:



As of August 2026, the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold

Landlord/Managing Agent: Cosgroves

Balance of Lease: 140 years remaining (approximately).

Ground Rent Charges: N/A

Ground Rent Review Period: N/A

Maintenance/Service Charges: £1,500 per annum.

Maintenance /Service Charges Review Period: Annually.

Building Insurance: Included in service charge.

Confirmation of all charges relating to this property should be confirmed by your solicitor prior to any exchanging of contracts.

HALL FLOOR



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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