

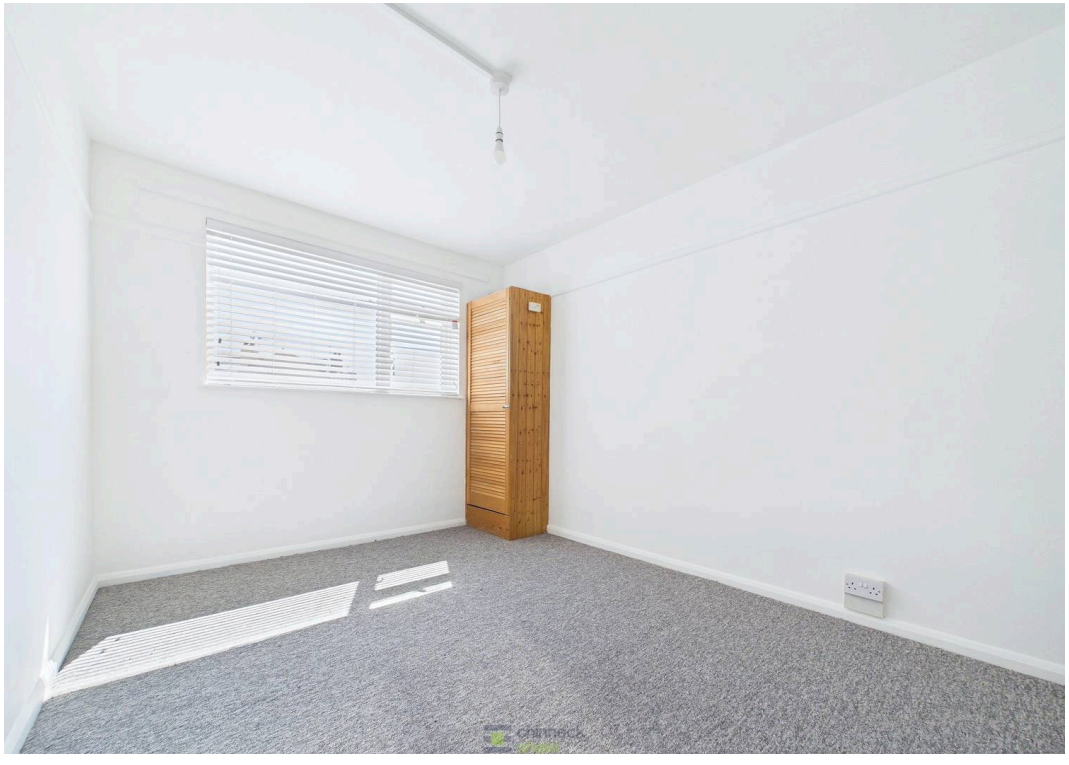
Spencer Court Merton Road, Southsea

£195,000

chinneckshaw







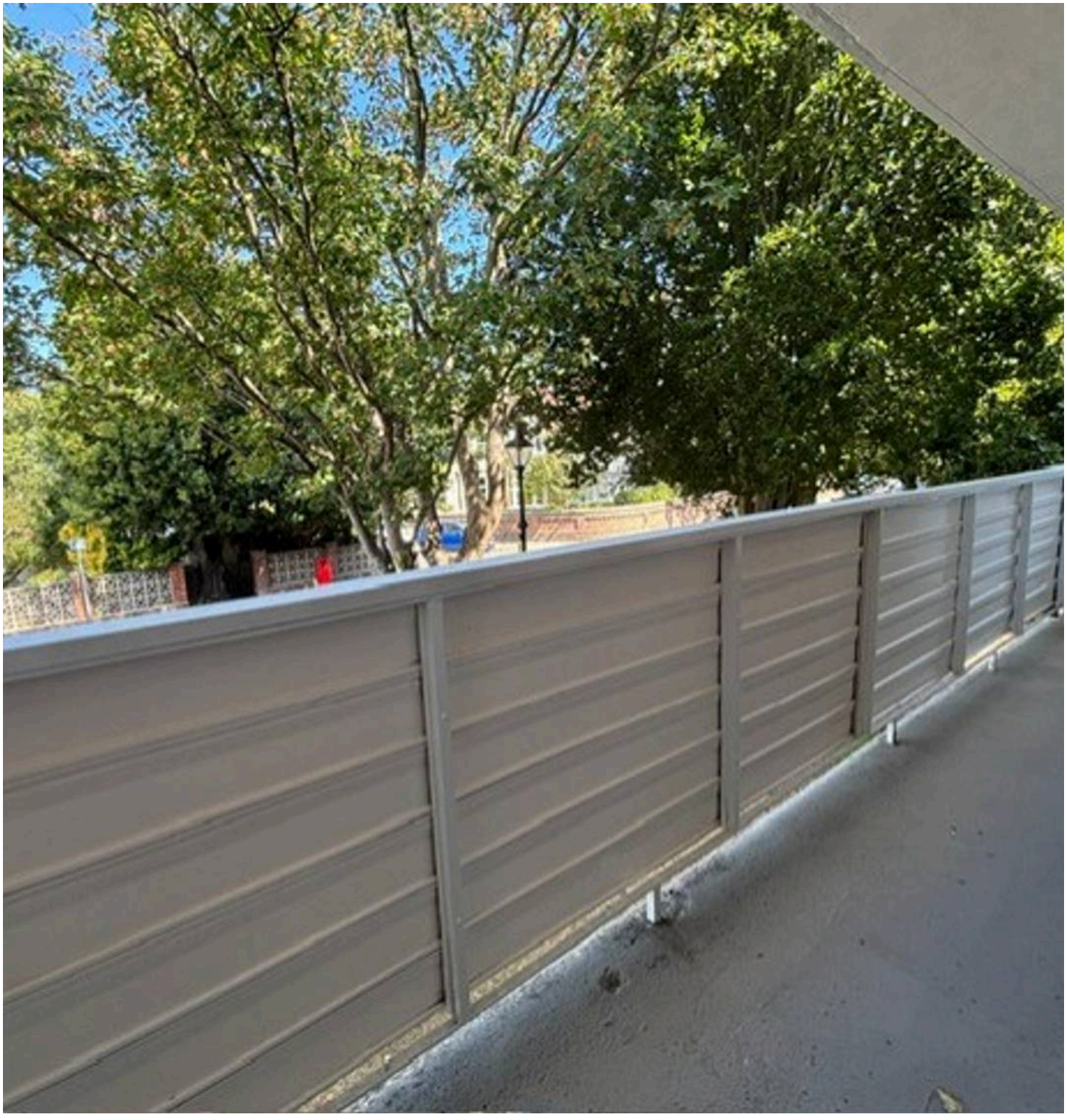


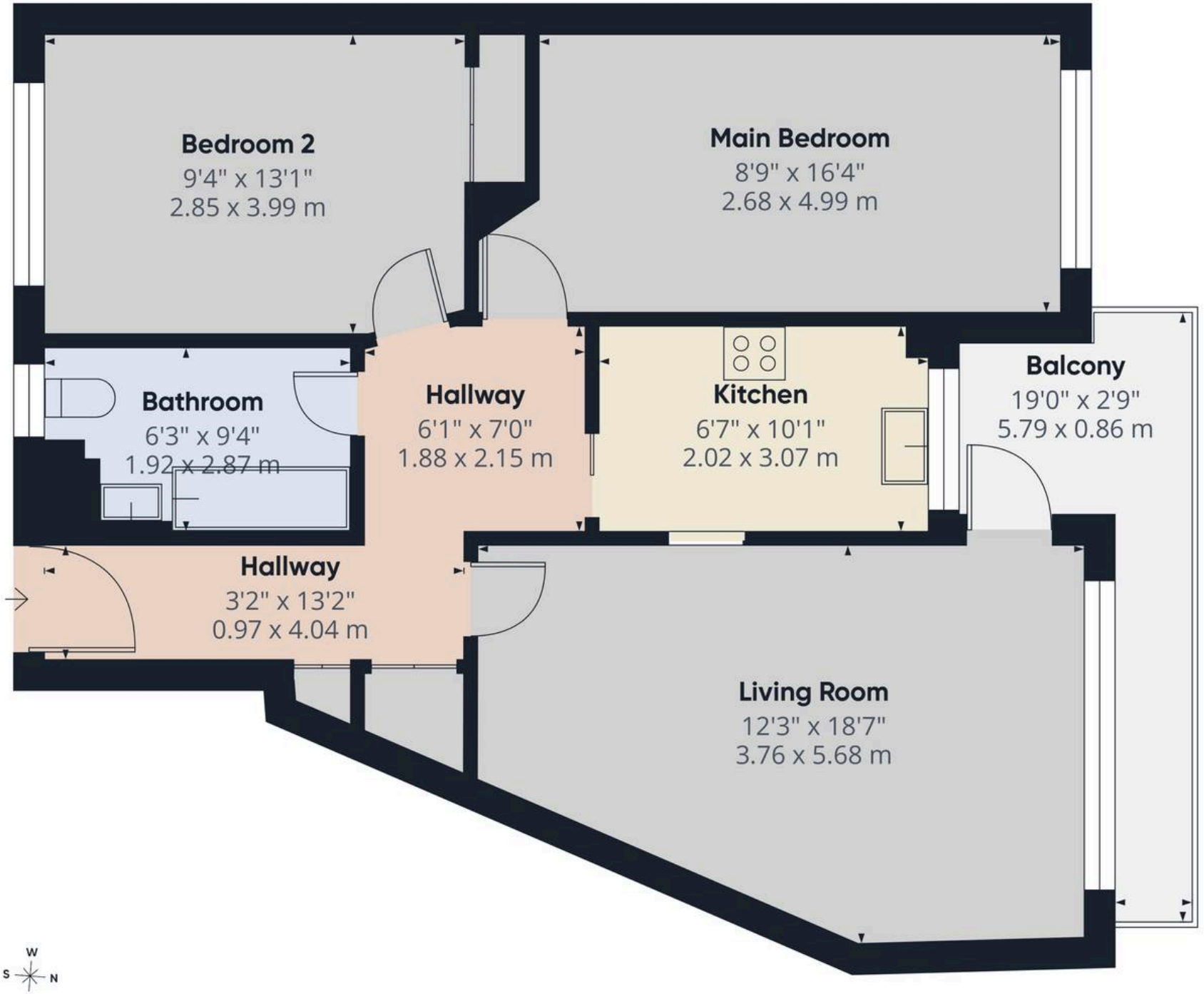
Spencer Court Merton Road, Southsea

This beautifully presented first-floor flat offers stylish, comfortable living in the heart of Southsea and is ready to move into. Light-filled and inviting, the practical layout includes a spacious living area with room to relax or entertain. The modern kitchen features sleek cabinetry, generous work surfaces and everything needed for everyday cooking. Both well-proportioned bedrooms offer flexibility as peaceful retreats, guest rooms or a dedicated home office. A contemporary bathroom, finished with clean lines and quality fittings, completes the interior. The private balcony provides a welcome spot for morning coffee or fresh air.

Allocated parking is a bonus. Shops, cafés and local amenities are just minutes away. Ideal for first-time buyers, professionals or investors seeking strong rental appeal, this low-maintenance home suits a range of needs. Offered with no onward chain, it also promises a simpler, quicker move. This is an excellent opportunity to secure a stylish property in Southsea; early viewing is recommended to appreciate its space, finish and location.

Material Information • Tenure: Leasehold • Council Tax: Band B • 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: Allocated parking • Mobile: Ofcom official website checker states that EE, Vodafone, O2 and Three available in the area • Flood Risk: Low Risk





Approximate total area(1)

707 ft²

65.5 m²

Balconies and terraces

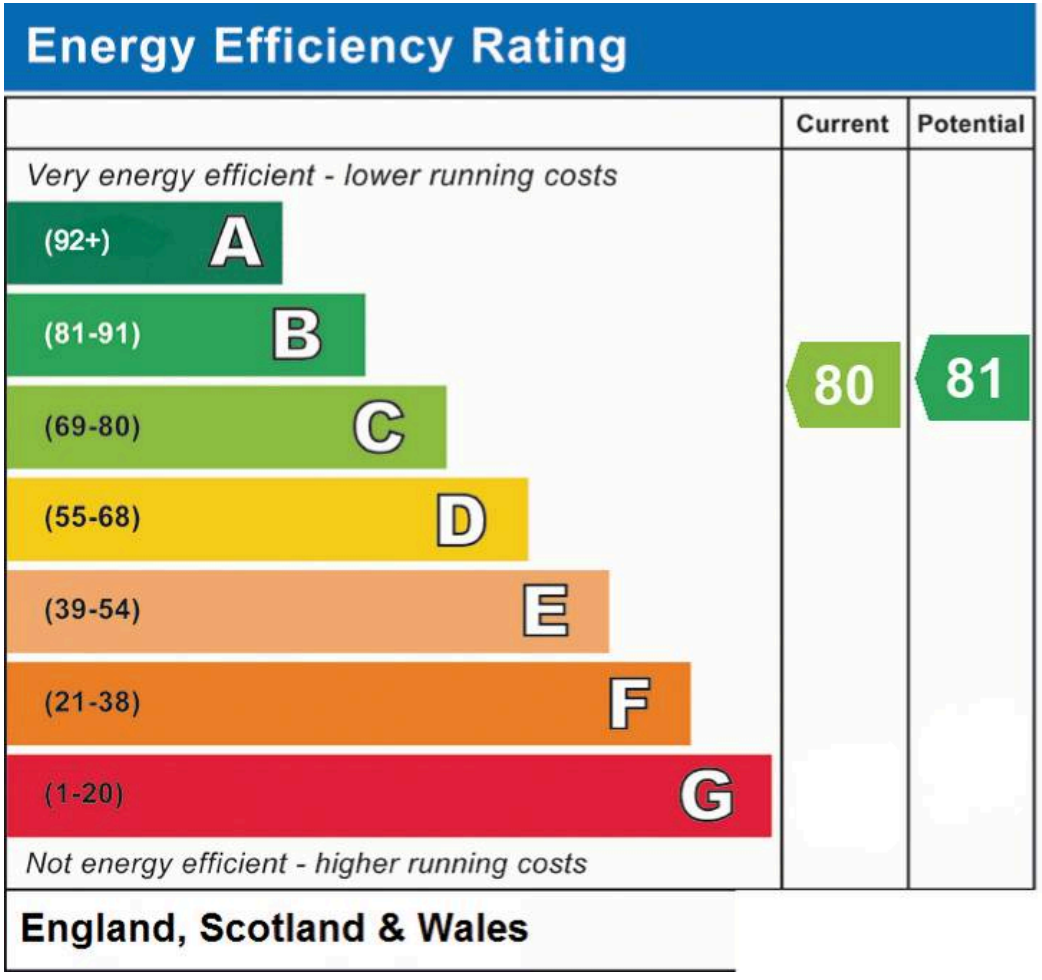
81 ft²

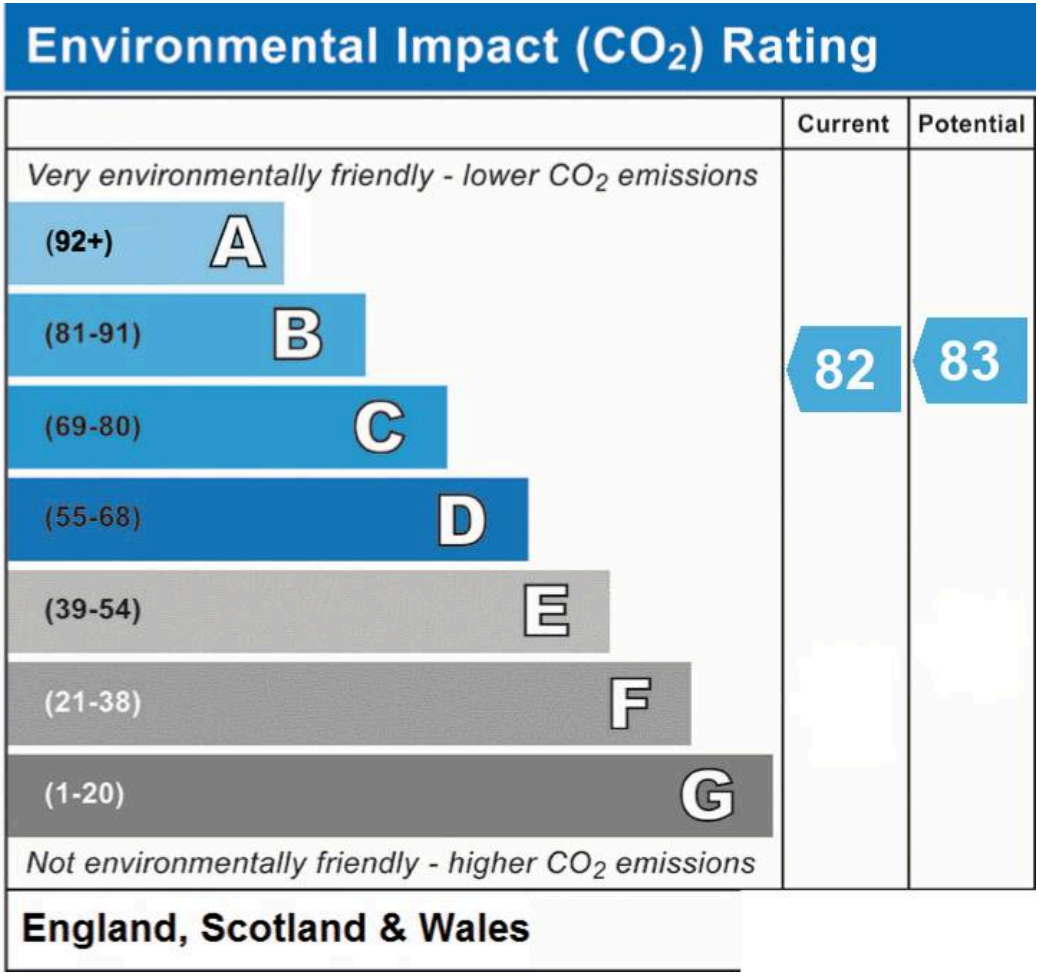
7.5 m²

(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





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