



**FOR SALE**

**£300,000**

Flat 5, 8 Western Parade Western Parade,  
Southsea, PO5 3JF.

Tenure: Share of Freehold

ESTATE  AGENTS

**LAWSON  
ROSE**

## PROPERTY DESCRIPTION

This immaculately presented, top-floor split-level apartment sits proudly atop an imposing and charming period residence in the heart of Southsea, boasting truly breathtaking, panoramic views across the Common, out to sea, and towards the iconic Spinnaker Tower. Perfectly positioned on Weston Parade, the property is quite literally on the doorstep of everything Southsea has to offer, from the seafront to an array of popular amenities. Offered with no forward chain, the apartment welcomes you with a spacious entrance hallway, leading to a delightful fitted kitchen/breakfast room and a sleek, contemporary shower room. A staircase then rises to an impressive and light-filled landing, enhanced by a skylight window that adds to the sense of space and character. From the landing, doors lead to two generous double bedrooms, the principal benefiting from its own en-suite W.C, while the second bedroom enjoys stunning far-reaching views. The charming living room is a real highlight of the home, featuring two windows that perfectly frame the spectacular outlook, alongside a feature fireplace that adds warmth and character. Additional benefits include a share of the freehold and the advantage of being offered with no forward chain. This exceptional apartment would make an ideal first-time purchase, seaside retreat, or stylish home for those looking to relocate just moments from the coast. An internal viewing is highly recommended to fully appreciate the space, character, and unrivalled views on offer. For further information or to arrange a viewing, please contact the Lawson Rose sales office today.

### 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, O2 and Vodafone all have voice and data availability in this area.
- Permit Parking: 1<sup>st</sup> permit is £30, 2<sup>nd</sup> permit is £120 and 3<sup>rd</sup> permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)
- Tenure: Share Of The Freehold
- Term: TBC
- Management Company: TBC
- Service Charge: 'As & When' Between Residents
- Ground Rent: N/A
- Lease Restriction: A copy of the lease is available upon request.





Approximate Gross Internal Area  
94.8 sq m / 1020 sq ft

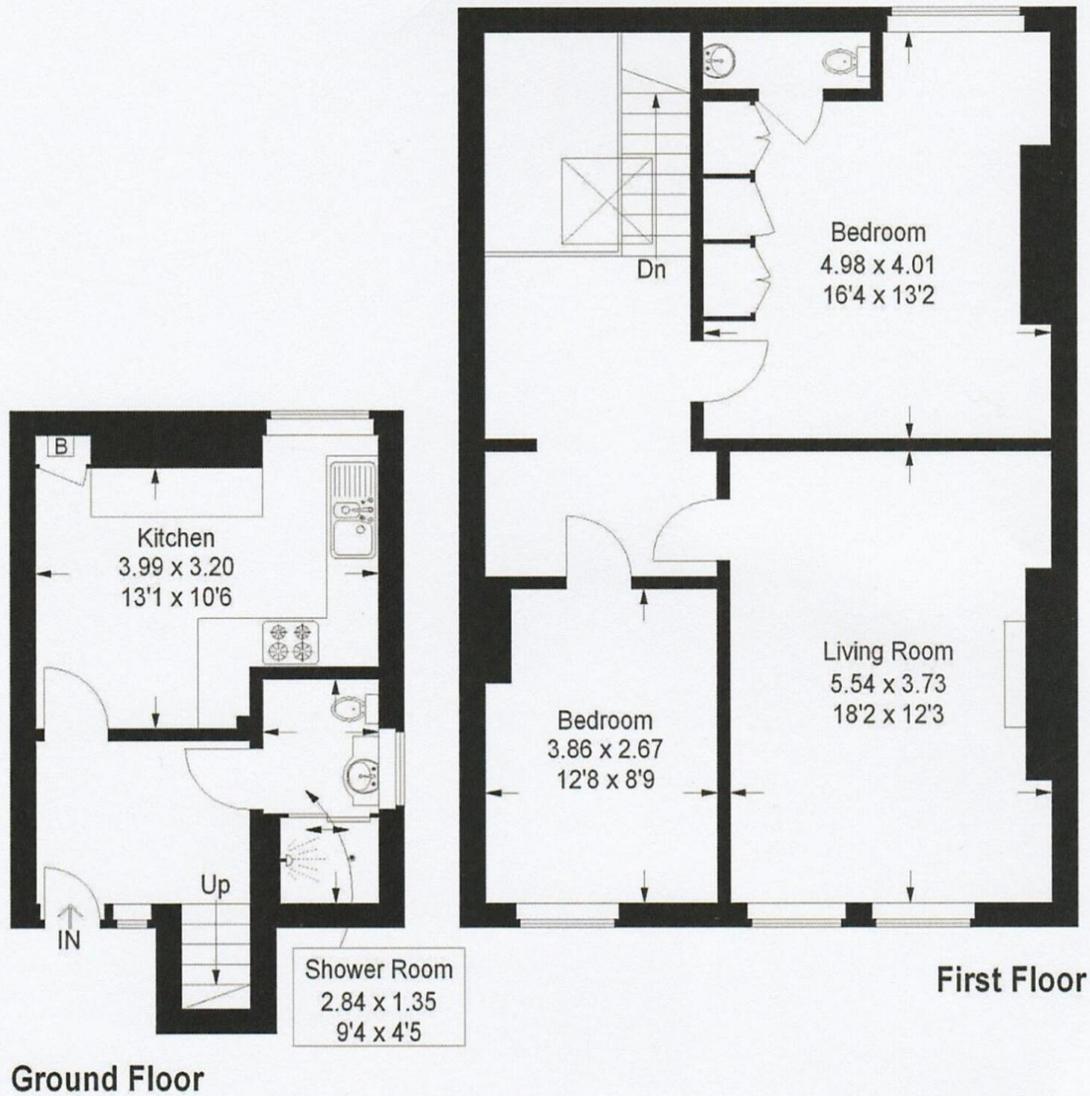


Illustration for identification purposes only, measurements are approximate, not to scale. (ID129853)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62   D	63   D
39-54	E		
21-38	F		
1-20	G		

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