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## Elm Grove, Southsea, PO5 1LR £1,100 PCM

Nestled in the charming area of Elm Grove, Southsea, this delightful purpose-built flat offers a perfect blend of comfort and convenience. With a generous living space, this fully furnished one-bedroom property is ideal for individuals or couples seeking a cosy home in a vibrant community.

The flat features a well-appointed reception room that provides a welcoming atmosphere, perfect for relaxation or entertaining guests. The bedroom is designed to be a peaceful retreat, ensuring restful nights. The bathroom is modern and functional, catering to all your daily needs.

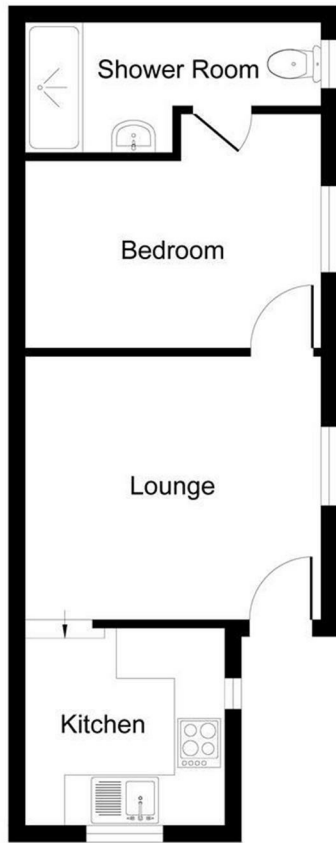
One of the standout features of this property is the private garden, a rare find in flat living. This outdoor space offers a lovely area to enjoy fresh air, perfect for gardening enthusiasts or simply unwinding with a book on a sunny day.

Although there is no designated parking, residents can obtain a permit, making it easier to find parking in this bustling area. The flat is available for immediate occupancy, allowing you to settle in without delay.

Built in the 1900's, this property combines historical charm with modern living, making it a unique find in Southsea. With its prime location, you will be just a stone's throw away from local amenities, parks, and the beautiful seafront.

This flat is a wonderful opportunity for those looking to embrace the Southsea lifestyle. Do not miss your chance to make this charming property your new home.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		68	76
England & Wales		EU Directive 2002/91/EC	

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

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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**VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY**  
TEL: 01273 274 000

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References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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