



**Shaftesbury Road**

Southsea, PO5 3JP

**Two Bedroom First Floor Apartment**

Asking Price Of

**£230,000**

# Property Features

- Modern, Contemporary Apartment
- Central Southsea Location
- Modern Shower Room
- 2 Bedrooms
- White Gloss Kitchen
- Neutral Carpets Throughout
- Gas Central Heating
- Double Glazed Throughout
- No onward chain
- Popular Location



## OVERVIEW

Situated on the ever-popular Shaftesbury Road in the heart of Southsea, this property enjoys one of the area's most sought-after and convenient locations. Known for its vibrant atmosphere and coastal lifestyle, Southsea offers an excellent mix of independent cafés, trendy bars, restaurants, boutique shops and everyday amenities, all within easy reach.

Palmerston Road shopping precinct, Albert Road and the iconic Southsea Common are all nearby, providing a fantastic choice of entertainment, dining and leisure options. The beautiful Southsea seafront and beach are just a short distance away, perfect for coastal walks, coffee stops, paddleboarding or simply enjoying the sea air.

For commuters, the property benefits from excellent transport connections, with regular bus routes nearby and easy access to Portsmouth & Southsea and Fratton train stations, offering direct links to London, Brighton and surrounding coastal towns. Road links via the M27 and A3 also make travelling in and out of the city straightforward.

Combining city convenience with relaxed seaside living, this location continues to be highly desirable for professionals, first-time buyers and investors alike.



## PROPERTY DESCRIPTION

Situated in the heart of vibrant Southsea, this beautifully presented apartment offers the perfect blend of contemporary style and character living, just moments from the seafront, popular cafés, bars, restaurants and independent shops.

Finished throughout in crisp white décor with modern grey carpets, the property has a bright, fresh and welcoming feel from the moment you step inside. The spacious L-shaped hallway creates a fantastic flow through the apartment and also benefits from excellent built-in storage, including a practical utility and boiler cupboard along with additional under-stairs storage space.

The sleek fitted kitchen has been thoughtfully designed for modern living, featuring high-gloss white units, wood-effect worktops and integrated appliances, all complemented by stylish brushed steel finishes and excellent natural light.

At the centre of the home is the impressive living room, complete with a beautiful bay window and decorative period fireplace, creating the perfect mix of contemporary living with classic character features.

Both bedrooms are generously sized doubles, tastefully finished in neutral tones, while the stylish shower room has been finished with modern fittings and contemporary tiled walls for a boutique-inspired feel.

Perfect for first-time buyers, professionals or investors alike, this stunning apartment offers stylish coastal living in one of Southsea's most desirable locations.

## ROOM MEASUREMENTS

KITCHEN - 10' 0" x 5' 6" (3.05m x 1.68m)

MAIN BEDROOM - 9' 2" x 7' 9" (2.79m x 2.36m)

BEDROOM TWO - 9' 3" x 9' 1" (2.82m x 2.77m)

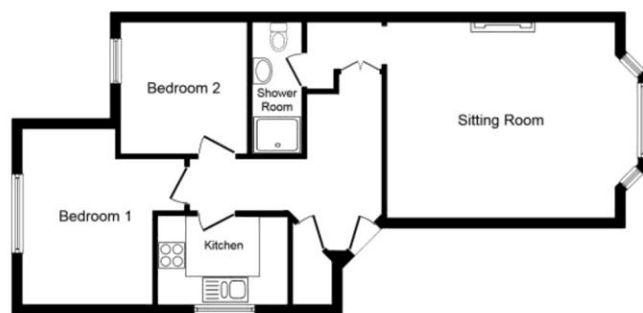
SHOWER ROOM - 9' 2" x 3' 5" (2.79m x 1.04m)

LIVING/DINING ROOM - 18' 8" x 13' 8" (5.69m x 4.17m)



## MATERIAL INFORMATION

- Price (£) - £230,000
- Tenure – Leasehold - Service Charge Costs - £1417.50 Reviewed Annually in March
- 112 Years remaining on lease
- Ground Rent - £350.00
- Council tax band (England, Wales and Scotland) - Band A Portsmouth City Council
- 100% of the ownership of the property being sold
- Mains Water Supply
- Mains Electricity
- Heating - Gas Central Heating
- Broadband - Fibre available
- Parking - Permit Parking - KC Zone
- Construction- Brick
- Mobile Signal/Coverage- ADSL Fibre Checker (openreach.com)
- Restrictions- Subject to Management Company covenants
- Flooding – Refer to (GOV.UK (check-long-term-flood-risk.service.gov.uk)
- Accessibility - The property is accessed from a communal entrance on the first floor (no Lift).



Floor Plan

Total Floor Area 61.0 sq. m. (657 sq. ft.)

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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There are other costs associated with the purchase of this property such as, but not limited to:

Stamp Duty Land Tax

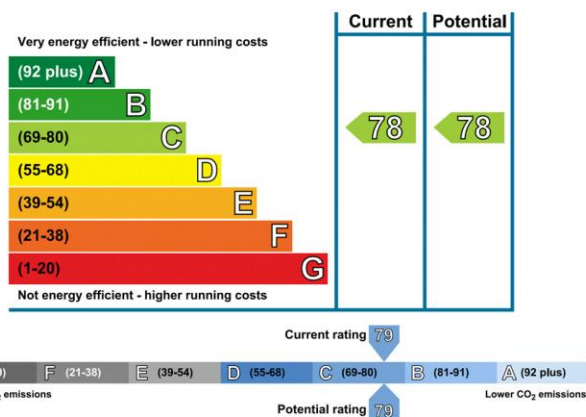
Land Registration Fees

Solicitors Fees and Disbursements

We strongly recommend you calculate the total costs of your property purchase to be sure of affordability.

## VIEWING BY APPOINTMENT THROUGH HAMPSHIRE LIFE HOMES ONLY

All measurements quoted are approximate and are for general guidance only. The fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. These particulars are believed to be correct, but their accuracy is not guaranteed and therefore they do not constitute an offer or contract.



11 The Boardwalk, Port Solent, Portsmouth, Hampshire, PO6 4TP

[www.hampshirlifehomes.co.uk](http://www.hampshirlifehomes.co.uk)  
[info@hampshirlifehomes.co.uk](mailto:info@hampshirlifehomes.co.uk)  
 02392 373 446