



NESBITT & SONS
ESTATE AGENTS



Flat 2, 73 Victoria Road North, Southsea, PO5 1PP Offers in the region of £210,000

Situated on Victoria Road North in the vibrant area of Southsea, this charming split-level apartment offers a delightful blend of period features and modern living. With two well-proportioned bedrooms, this property is perfect for individuals or small families seeking a comfortable home in a lively neighbourhood.

The apartment boasts a spacious reception room, ideal for entertaining guests or enjoying quiet evenings in. The kitchen and bathroom are thoughtfully designed, providing both functionality and style. The period features throughout the apartment add character and warmth, making it a truly inviting space.

One of the standout aspects of this property is its prime location. Just a short stroll away, residents can enjoy the beautiful seafront, perfect for leisurely walks or enjoying the fresh sea air. Additionally, the apartment is conveniently situated close to a variety of local shops and restaurants, ensuring that all your daily needs are within easy reach.

For those with a vehicle, the property includes parking for one car, a valuable asset in this bustling area. This apartment is not just a home; it is a lifestyle choice, offering the perfect balance of comfort, convenience, and coastal charm. Whether you are looking to buy or rent, this property is an excellent opportunity not to be missed.

Communal Entrance

Living Room 18'10 x 14'0 (5.74m x 4.27m)

Kitchen 11'3 x 9'7 (3.43m x 2.92m)

Landing

Bedroom One 9'8 x 9'6 (2.95m x 2.90m)

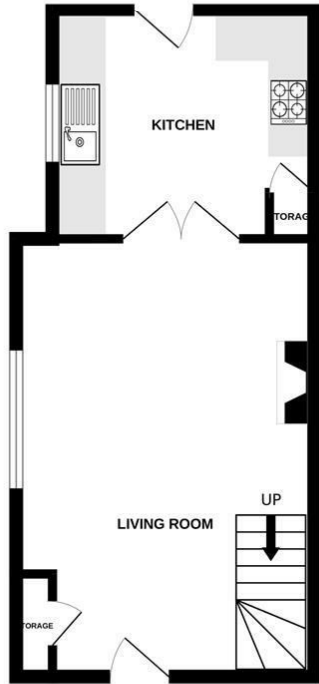
Bedroom Two 7'0 x 6'5 (2.13m x 1.96m)

Bathroom 6'8 x 5'6 (2.03m x 1.68m)

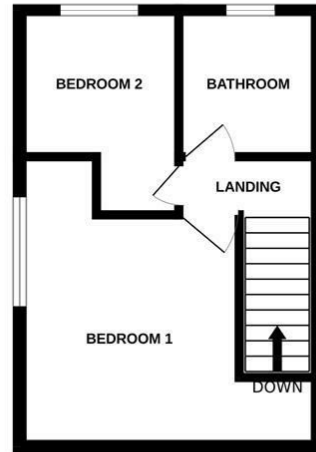
Allocated Parking

Floor Plan

GROUND FLOOR
340 sq.ft. (31.6 sq.m.) approx.



1ST FLOOR
236 sq.ft. (21.9 sq.m.) approx.

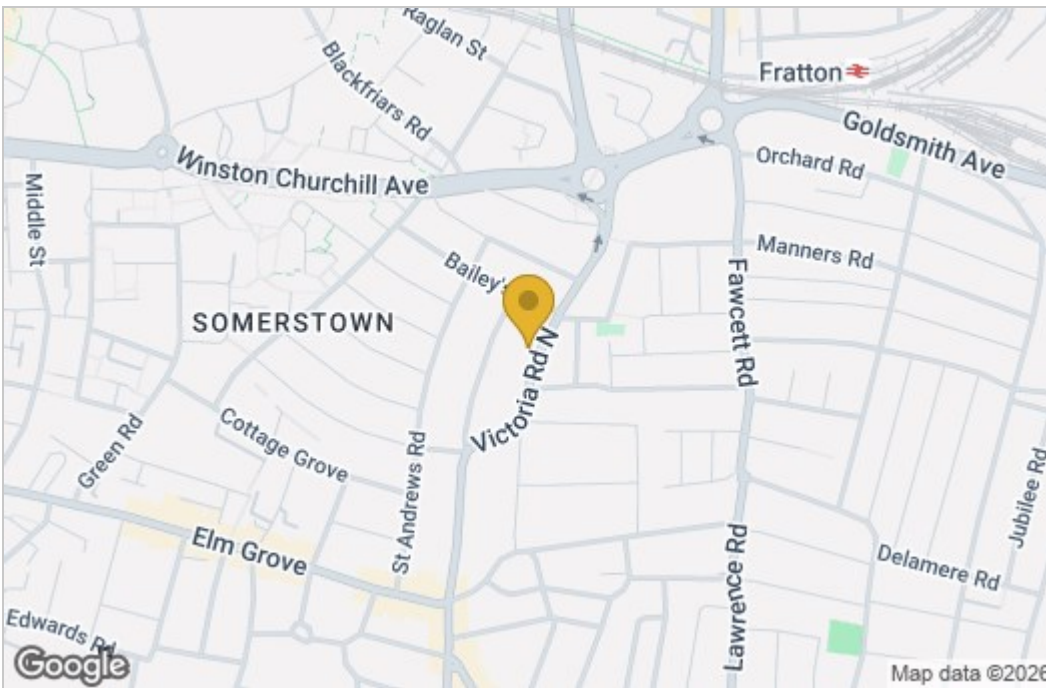


2 BEDROOM APARTMENT

TOTAL FLOOR AREA: 576 sq.ft. (53.6 sq.m.) approx.

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 is given as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph

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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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