

bushnell porter



Nelson Road Southsea PO5 2AS



- Entrance lobby/utility area
- Front aspect lounge with bay window and feature beamed ceiling
- Study/dressing room
- Master bedroom
- Panel effect galley style kitchen
- Four piece bathroom suite with standalone bath
- Underfloor heating
- Double glazing
- Enclosed southerly aspect rear garden and summer house
- Off road parking
- No forward chain, viewing recommended



Independent Estate Agents

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Other Offices in Hampshire



A one bedroom plus study room ground floor garden flat with southerly aspect rear garden and off road allocated parking space situated in Central Southsea and being sold with no forward chain.

ACCOMMODATION

ENTRANCE LOBBY/UTILITY AREA via part panelled part frosted single glazed period style front door, space for washing machine with block effect roll edge work surfaces, tongue and grooved surround, tiled flooring, plain plastered part sloping ceiling, double glazed door leading through to lounge.

LOUNGE 16ft 1 (4.91m) x 11ft 7 (3.55m) plus front aspect double glazed bay window overlooking front parking area, central chimney breast with floating wooden mantle, painted bricks below mantle with display recess, either side of chimney breast built-in storage cupboards via panel effect doors with brass furniture, book shelves over, wood grain effect flooring throughout ground floor with underfloor heating, wall light point, feature beamed ceiling, plain plastered ceiling with inset ceiling spotlights, opening towards study/dressing room.

INNER HALLWAY with panel effect doors to study/dressing room and master bedroom, door frame leading through to kitchen, plain plastered ceiling with inset ceiling spotlights, wood grain effect flooring with underfloor heating, pine tongue and groove panelled wall.

STUDY/DRESSING ROOM 12ft 3 (3.73m) x 6ft (1.82m) built-in hanging rail and storage shelves, wood grain effect flooring with underfloor heating, part tongue and groove panelling to walls, plain plastered ceiling with inset ceiling spotlights.

MASTER BEDROOM 11ft 8 (3.57m) x 10ft (3.06m) reducing to 8ft 3 (2.53m) plus entrance recess, southerly rear aspect room via double glazed tilt and turn window, wood grain effect flooring with underfloor heating, central chimney breast with adjacent built-in wardrobe via panel effect door, plain plastered ceiling with inset ceiling spotlights.

GALLEY KITCHEN 8ft 6 (2.60m) x 5ft 8 (1.72m) panel effect units with brass furniture, square inset sink unit with swan neck monobloc mixer tap over, wood effect floor surfaces with matching splashback, further tiled splashback, range of storage cupboards and drawers under, further range of eyelevel storage cupboards, integrated fridge/freezer, integrated dishwasher, built-in electric oven with four ring electric hob over, eyelevel storage shelves, wood grain effect flooring with underfloor heating, plain plastered ceiling with inset ceiling spotlights.

REAR LOBBY AREA with wall mounted boiler, wood grain effect flooring, double glazed door leading to rear garden, plain plastered ceiling with inset ceiling spotlight.

BATHROOM 7ft 7 (2.33m) x 6ft 10 (2.08m) four piece white contemporary style suite comprising deep standalone bath with pop-up waste, standalone mixer tap over, close coupled wc, rectangular ceramic wash hand basin with monobloc swan neck mixer tap over, marble effect work surfaces and matching splashback, wood grain effect storage drawers under, walk-in shower cubicle with two tiled walls, glazed screen, shower mixer with monsoon flush shower head over, tiled flooring with underfloor heating, stone effect tiling to two walls, feature third wall with tiling, frosted rear aspect double glazed window, plain plastered ceiling with inset ceiling spotlights.

OUTSIDE to the front of the property there is a resin off road parking space, steps down to flat entrance, to the rear of the property there is an enclosed southerly aspect resin rear garden approximately 17ft 9 (5.41m) x 17ft (5.18m) (measurements taken to wooden summer house) central resin garden area with raised flower borders with flowers and shrubs, steps down to side storage area with outside tap, wooden door leading to storage area to the side of summer house approximately 8ft 10 (2.71m) x 3ft 10 (1.16m).

SUMMER HOUSE approximately 11ft 10 (3.61m) x 7ft (2.12m) via wooden framed double glazed French doors with adjacent wooden frame double glazed windows, power and light points, wood grain effect flooring, plain plastered sloping ceiling with beams.

NB: AGENTS NOTES an internal inspection is highly recommended to appreciate size, layout and finish of this ground floor southerly aspect garden flat and allocated parking to the front of the property.

PARKING PERMIT ZONE – MD - Annual Fees apply, for current rates see Portsmouth City Council link - <https://www.portsmouth.gov.uk/services/parking-roads-and-travel/parking/resident-parking-permits/>

COUNCIL TAX – Portsmouth City Council – Band A - £1,527.80 (2026/2027)

LEASEHOLD

Lease length – residue of 999 years Approx 960 years

Maintenance charges – £75 per month

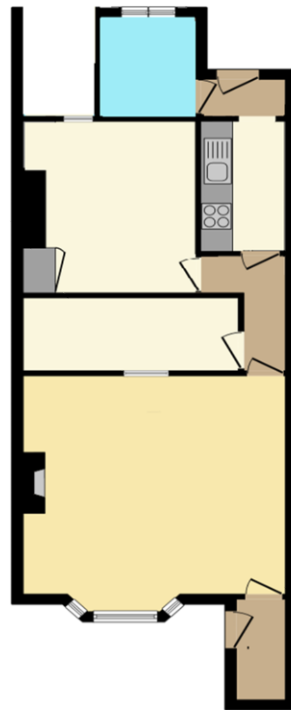
Ground rent – n/a

Share of freehold

BROADBAND/MOBILE SUPPLY CHECK – online at ‘Ofcom checker’ OR via the following link -

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

SCAN QR CODE FOR DIRECT ACCESS TO ALL OUR PROPERTIES



The Floor Plan is For Guidance Only And is Not To Scale

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

