

Situated on the seafront and enjoying superb views over the Solent & Isle of Wight is this well presented two bedroom apartment with en-suite and allocated parking to rear.

The Accommodation Comprises:

Communal front door with security entry system, stairs to first floor. Front door to:

Entrance Hall

Two storage cupboards with one housing consumer unit, intercom, radiator, thermostat controls.

Lounge/Dining Room 16' 4" x 11' 0" (4.97m x 3.35m)

UPVC double glazed windows and doors to balcony, radiator.

Kitchen 11' 0" x 6' 0" (3.35m x 1.83m)

Obscured UPVC double glazed window to side elevation, integrated oven with gas hob, boiler, ceramic one bowl sink and drainer with mixer tap, integrated fridge/freezer, integrated washing machine, ladder style radiator, base cupboards with matching eye level units, inset spotlights, open serving hatch allowing views out to The Solent and Isle of Wight.

Bedroom One 15' 11" x 11' 5" (4.85m x 3.48m) maximum measurements

UPVC double glazed window to rear elevation, fitted wardrobes, radiator.

En Suite 5' 10" x 4' 11" (1.78m x 1.50m)

Obscured UPVC double glazed window to side elevation, close coupled WC, vanity wash hand basin with storage, ladder style radiator, walk in corner shower cubicle with mains connection, extractor fan.

Bedroom Two 11' 7" x 7' 11" (3.53m x 2.41m)

UPVC double glazed window to front elevation, radiator, built in wardrobes and desk area.

Bathroom 7' 11" x 4' 7" (2.41m x 1.40m)

Close coupled WC, vanity wash hand basin with storage cupboard, panelled bath with mains shower connection, ladder style radiator.

Outside

The property benefits from communal gardens and two allocated parking spaces one of which is under cover.

Lease Information

The vendor informs us at the time of instruction of the following lease information. We would however suggest this information is verified by your legal representative before exchange of contracts.

Lease: 125 years from Dec 1998 (share of freehold)

Ground Rent: None

Service Charge: £1440 pa

General Information

Construction - Traditional

Water Supply - Portsmouth

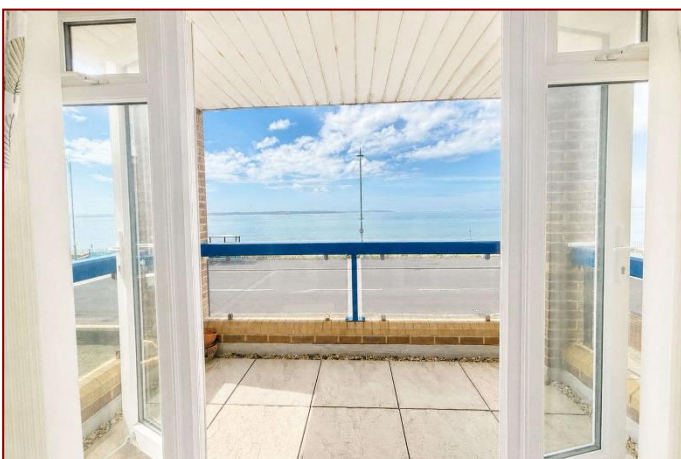
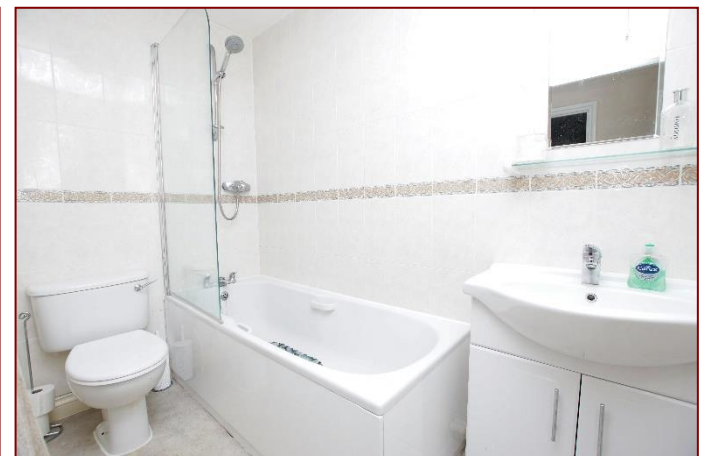
Water Electric Supply - Mains

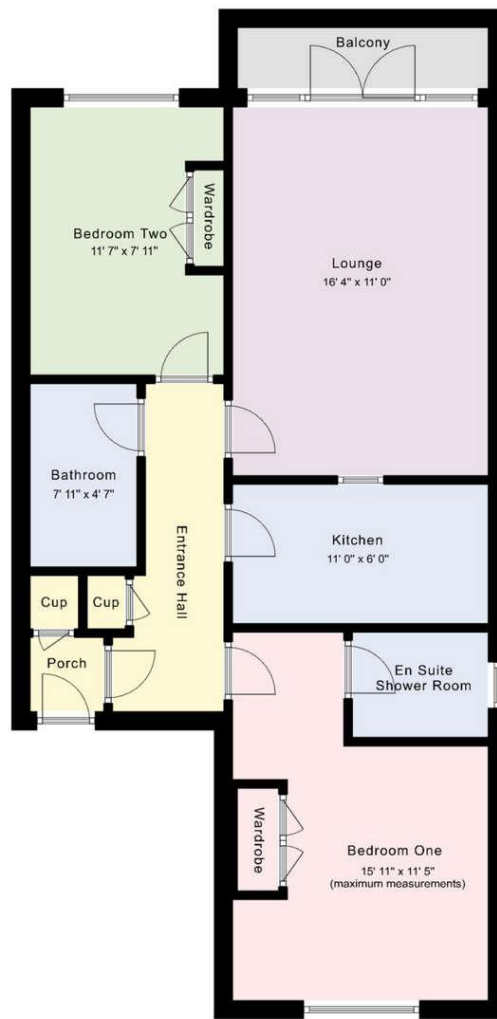
Gas Supply - Mains

Sewerage - Mains

Mobile & Broadband coverage - Please check via: <https://checker.ofcom.org.uk/>

Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>





Tenure: Share of Freehold

Council Tax Band: D

Awaiting EPC

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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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£345,000

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DRAFT DETAILS

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THE INDEPENDENT ESTATE AGENT