



Flat 5 Charminster, 46 Craneswater Park, Southsea, PO4 ONU

Enjoying a prime location just off The Seafront, within sight of Canoe Lake, this attractively presented and unusually spacious THREE BEDROOM SECOND FLOOR APARTMENT has been well maintained and is freshly decorated. It benefits from a private garage, lift service, communal central heating, double-glazing, secure entry, 21ft (6.4m) sun balcony, and truly splendid outlook. As one of the area's most sought-after and prestigious residential addresses, Craneswater Park lies immediately off St Helens Parade - moments only from The Seafront and open beach; a level walk of some 3/4 mile only from Southsea Town Centre (Palmerston Road Shopping Precinct); very conveniently placed for ready access to a wide range of public amenities. Built in 1972, "Charminster" is a superior and stylish six-storey development standing well back from the road behind its own lawn and tree-planted garden forecourt.



With bright, triple aspect, Flat 5 itself is positioned upon the building's favoured southern corner, windows to the east and west offering glorious sunrise and sunset events, whilst the generous sun balcony, in particular, grants delightful and wide-ranging views towards Canoe Lake, surrounding parks, and The Solent beyond. Available now with the further asset of NO ONWARD CHAIN, this desirable opportunity will appeal to discerning buyers. Full details are given as follows and early enquiry is urged:

RECESSED PORCH

Glazed main front door, with SECURE ENTRY SYSTEM, to:

COMMON LOBBY

Tiled floor. Passenger lift to upper floors. Door to:

REAR LOBBY

Stairs to upper floors. Door leading to rear parking compound and garages.

SECOND FLOOR OUTER LANDING

Access to refuse chute.

SECOND FLOOR INNER LANDING

Useful walk-in SECURE PERSONAL STORE CUPBOARD for Flat 5.

FLAT 5

ENTRANCE HALL

Security intercom telephone. Built-in airing/linen cupboard with slatted shelves, gas and electricity "smart" meters, circuit breakers, and recently installed "Gledhill Stainless" hot water tank.

SHOWER ROOM & W.C.

7'8 x 2'7 (2.34m x 0.79m)

White suite comprising: low flush w.c., handbasin with tiled splashback, and tiled shower cubicle with 'Mira' mixer plus fitted seat. Extractor.

BATHROOM & W.C.

7'7 x 5'9 (2.31m x 1.75m)

White suite comprising: low flush w.c., semi-inset handbasin with mixer tap plus cupboard under, and panelled bath with mixer tap plus 'Mira' independent shower unit. Extractor. Single panel radiator. Part-tiled walls.

KITCHEN/BREAKFAST ROOM

13'5 x 8'0 (4.09m x 2.44m)

Fitted and equipped with: base and wall cupboards, work surfaces with tiled surround, 1½ bowl single drainer stainless steel inset sink with mixer tap, electric double oven (one fan-assisted), and 4-ring gas hob with integrated extractor canopy. Plumbing and space for washing machine, space also for refrigerator, freezer and dishwasher. Single panel radiator. UPVC replacement double-glazed window to rear (west) elevation.

BEDROOM ONE

11'11 x 11'1 (3.63m x 3.38m)

One triple and one single fitted wardrobe. Single panel radiator. UPVC replacement double-glazed door, with adjacent similar window, leading to Sun Balcony.

BEDROOM TWO

12'3 x 10'6 (3.73m x 3.20m)

One double and one single fitted wardrobe. Single panel radiator. UPVC replacement double-glazed window to rear (west) elevation.

BEDROOM THREE

10'0 x 9'10 (3.05m x 3.00m)

Coved ceiling. UPVC replacement double-glazed window, with vertical louvre blind, to side (south) elevation. Single panel radiator.

DUAL-ASPECT LIVING ROOM

19'9 x 12'10 (6.02m x 3.91m)

Coved ceiling. Single panel radiator. UPVC replacement double-glazed window to side (south) elevation granting outlook towards Canoe Lake and beyond. Pair of virtually full-width UPVC replacement double-glazed and sliding patio doors, with vertical louvre blind, to:

SUN BALCONY

21'0 x 4'0 (6.40m x 1.22m)

Tiled floor. Stainless steel and glass balustrade. Enjoying both a southerly and easterly outlook, granting delightful views which encompass Canoe Lake and surrounding parks, with The Solent beyond.

OUTSIDE

Access to rear of building, via Craneswater Avenue, to:

VISITORS' PARKING

PRIVATE GARAGE

16'0 x 8'0 (4.88m x 2.44m)

Having remotely controlled, automatic, up-and-over door.

GENERAL INFORMATION

Tenure: 999 years leasehold from 1997. The building Freehold is owned by a residents' management company.

Service Charge: £750 per quarter (to include communal central heating).

Ground Rent: Nil.

COUNCIL TAX

Band 'D' - £2,180.92 per annum (2025-26).

EPC

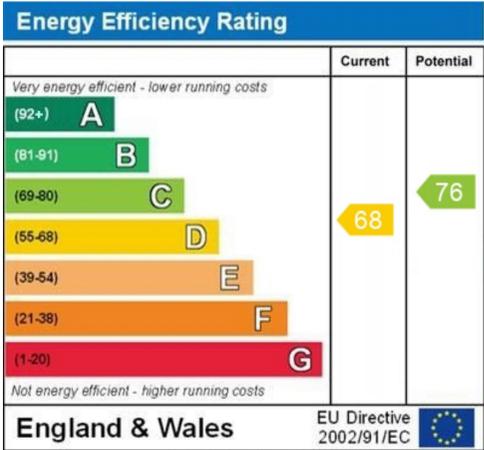
Energy Rating 'D' (Floor Area 85 sq m approx.)

VIEWING

By appointment with SOLE AGENTS,
D. M. NESBIT & CO.
(18049/058410)







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