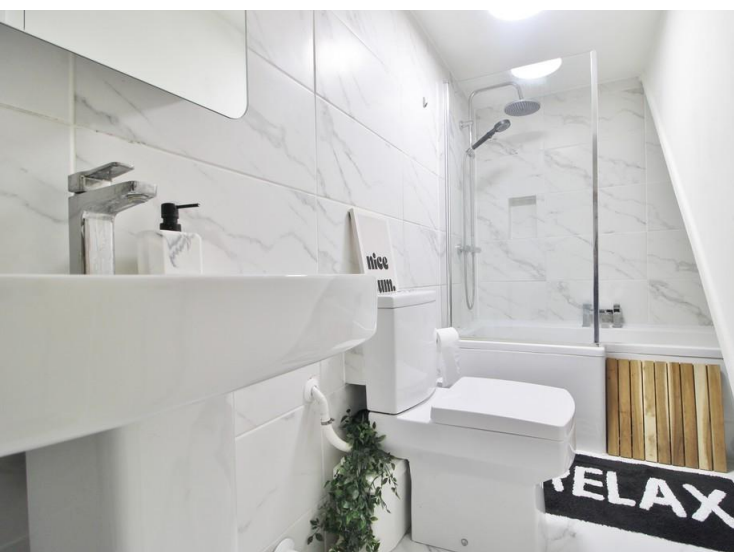




£225,000 Leasehold

LOVELY SPLIT-LEVEL APARTMENT IN THE HEART OF SOUTHSEA! Located along Whitwell Road, a highly desirable residential pocket within the heart of Southsea, is this two bedroom apartment. The accommodation, which is offered in immaculate condition, is arranged over two floors, with a stunning bathroom suite and two bedrooms on the lower level, the master benefitting from a generous walk-in wardrobe. The living space is on the ground floor with an entrance porch, lovely fitted kitchen with integral appliances and a spacious living room with an abundance of period features including bay window with bespoke shutters, ceiling rose and high skirting boards. With it's own private entrance, private courtyard garden and being just a moments' walk from the seafront and Canoe Lake, we highly advise an internal viewing at your earliest convenience.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

ENTRANCE

Period storm porch with original tiled flooring, doors to:-

HALL

Period tiled flooring, high ceilings, coving, door to living room, opening to:-

KITCHEN

8' 3" x 4' 11" (2.54m x 1.51m)

Lovely fitted kitchen comprising a range of wall and base level units incorporating solid wood work surfaces, stainless steel bowl sink with mixer tap, electric oven, induction hob and extractor hood, integral fridge/freezer and dishwasher, under flooring heating, obscure double glazed window to side elevation.

LIVING ROOM

16' 11" into bay x 13' 7" at widest point (5.17m x 4.15m)

Double glazed bay window with bespoke shutters, solid wood flooring, period features include: high ceilings, high skirting boards, picture rail and ceiling rose, built-in shelving, door and stairs to:-

LANDING

Doors to all rooms, radiator, newly fitted carpet.

BATHROOM

6' 6" x 12' 8" (1.99m x 3.87m)

Stunning bathroom suite comprising panel enclosed bath with central taps and thermostatic mixer, low level WC, pedestal mounted wash basin, space and plumbing for washing machine, radiator, tiled to principal areas and tiled flooring.

BEDROOM TWO

8' 3" x 11' 8" (2.54m x 3.56m)

Double glazed windows to front elevation, carpeted, radiator, recessed area.

BEDROOM ONE

16' 10" at furthest point x 11' 11" at widest point (5.15m x 3.64m)

Double glazed window to front elevation, carpeted, radiator, walk-in wardrobe (used as a nursery).

COURTYARD

AGENTS NOTE:

COUNCIL TAX

Band A.



LEASE INFORMATION:



As of January 2026, the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold.

Landlord/Managing Agent: Sanum Properties (Freeholder) Cosgroves managing agent.

Balance of Lease: 107 years remaining.

Ground Rent Charges: £200 per annum.

Ground Rent Review Period: Reviewed at 100 years.

Maintenance/Service Charges: £1822.00 per annum.

Maintenance /Service Charges Review Period: Annually every April.

Building Insurance: Included in Service/Maintenance Charges.

Confirmation of all charges relating to this property should be confirmed by your solicitor prior to any exchanging of contracts.

LOWER GROUND

GROUND FLOOR



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 as to their operability or efficiency can be given.
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