

£325,000 Share of Freehold
South Parade
Southsea, PO5 2JG

TWO BEDROOM SEAFRONT APARTMENT WITH SEA VIEWS & PARKING! A lovely two double bedroom, first floor apartment located in the prestigious Fastnet House, along South Parade, Southsea. The property, which is well presented throughout, has a southerly facing balcony enjoying views out to The Solent. The accommodation offers a contemporary kitchen with integral appliances, bright and airy lounge/diner with large bay window with views, modern shower room and two bedrooms with the master providing access to the balcony and sea views. Other benefits include gas central heating, double glazing, an allocated parking space in a desirable spot close to the communal front door, and a share of freehold with long lease. We strongly recommend an internal viewing to fully appreciate all that is on offer. Contact our Southsea branch to arrange your viewing today!

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COMMUNAL ENTRANCE Lift and stairs to all floors, newly fitted carpet, security intercom entry system, storage cupboard on lower ground, door to flat 6.

HALLWAY Doors to all rooms, two storage cupboards one housing hot water tank.

BEDROOM TWO 9' 4" x 10' 5" (2.85m x 3.20m) Double glazed window to side elevation, radiator, carpeted.

SHOWER ROOM 7' 9" x 5' 2" (2.37m x 1.60m) Walk-in shower cubicle with electric shower and over-sized shower head, wall mounted vanity unit housing wash basin, concealed cistern WC, tiled to principal areas and tiled flooring.

BEDROOM ONE 12' 5" x 15' 10" (3.81m x 4.85m) Double glazed door to balcony with sea views, double glazed window to front elevation, radiator, carpeted.

KITCHEN 6' 10" x 12' 4" (2.10m x 3.77m) Modern fitted kitchen comprising white high gloss wall and base level units incorporating solid wood work surfaces, white ceramic sink with mixer tap, integral washing machine, dishwasher and fridge/freezer, built-in electric oven and microwave, induction hob with extractor hood over, tiled to principal areas, double glazed window to side elevation.

LIVING ROOM 21' 6" into bay x 12' 4" (6.56m x 3.78m) Double glazed square bay window to front elevation with sea views, double glazed to side elevation, radiator, carpeted.

BALCONY 17' 7" x 3' 8" (5.38m x 1.13m) Glass panels, tiled flooring, sea views.

PARKING One allocated parking space at the side of the building via gated entrance.



FIRST FLOOR
911 sq.ft. (84.6 sq.m.) approx.



As of June 2026, the vendor has informed us that the lease

details are as follows:-

Tenure: Share of Freehold

Landlord/Managing Agent: Fastnet House Ltd

Balance of Lease: 969 years remaining.

Ground Rent Charges: None.

Ground Rent Review Period: N/A

Maintenance/Service Charges: £2,736 per annum including heating and water.

Maintenance /Service Charges Review Period: Yearly October

Building Insurance: Included in Service Charge.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		81
(55-68) D	72	
(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		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
& Dibbens**
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