



# FOR SALE

## £328,000

4 Venetian Garden, House South Parade,  
Southsea, PO5 2JA.

Tenure: Share of Freehold

ESTATE  AGENTS

# LAWSON ROSE



## PROPERTY DESCRIPTION

Stunning Two-Bedroom Apartment with Spectacular Sea Views! Nestled within the charming Venetian Garden House, this stunning hall-floor apartment offers breathtaking panoramic views over Southsea Common, the Rock Gardens, and the sea beyond. Situated in the heart of Southsea's vibrant seafront, this beautifully presented home is available with no forward chain. The heart of this apartment is its spacious open-plan kitchen and living area, featuring an impressive floor-to-ceiling bay window that fills the space with natural light. Perfect for entertaining, this bright and airy room provides an ever-changing coastal backdrop, making it a truly special place to relax. Both double bedrooms are generously sized, each with its own stylish en-suite—one with a four piece bathroom and the other with a sleek shower room. Additional benefits include double glazing, gas central heating, and the rare advantage of a share of the freehold. With its prime location and stunning views, this exceptional property must be seen to be fully appreciated. To arrange a viewing or find out more, contact the Lawson Rose sales team today!

### Material Information:

- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Gas Central Heating
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice and data availability in this area.
- Permit Parking: 1<sup>st</sup> permit is £30, 2<sup>nd</sup> permit is £120 and 3<sup>rd</sup> permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

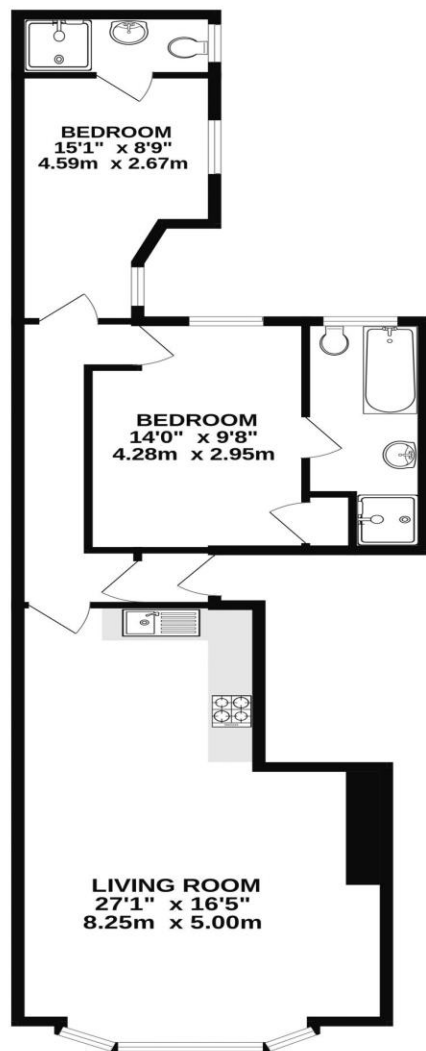
- Share Of The Freehold
- Date of Original Lease: 125 years from 1 November 2007
- Term: 107 years
- Management Company: Cosgrove
- Service Charge: £2800 P/A
- Ground Rent: N/A
- Lease Restriction: A copy of the lease is available upon request.
- Conservation Area: The Sea Front, Southsea







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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Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.



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