

Nesbits

Established 1921

Flat 24 Cresta Court, Eastern Parade, Southsea, PO4 9RS

Price £380,000

Flat 24 Cresta Court, Eastern Parade, Southsea, PO4 9RS

Presenting a rare and desirable opportunity to add value and to refurbish to personal taste, this superior and spacious TOP (3rd) FLOOR THREE BEDROOM APARTMENT enjoys an enviable Seafront location. NOW IN NEED OF GENERAL MODERNISATION; its many assets include: a private garage, lift service, secure entry, communal central heating, replacement double-glazing throughout, sun balcony, 22ft living room, and TRULY DELIGHTFUL PANORAMIC VIEWS. 'Cresta Court' is a prestigious, late-1960s' four-storey development occupying a prime position upon Eastern Parade which is widely regarded as the area's premier residential address, some one mile only from Southsea Town Centre (Palmerston Road Shopping Precinct) and within comfortable reach of a comprehensive range of public amenities. From its elevated position upon the building's east wing, and with its south and west-facing windows, Flat 24 itself boasts a wonderfully bright and splendid outlook encompassing Southsea Tennis Club, adjacent cricket ground, ornamental gardens, and the wide expanse of The Solent beyond. Available now to the open market for the first time since new, the apartment requires a full programme of modernisation. With the noteable (and valuable) exception of the relatively recent installation of replacement double-glazing throughout, its fixtures and fittings are original.







This is an opportunity holding immense potential and reward for an incoming owner seeking a blank canvas project for their own ideas and requirements, the end result being, in our opinion, the creation of one of the finest apartments of its type. Full particulars are given as follows:

Approached via the east side of the building through a CANOPIED MAIN ENTRANCE having steps and ramp to a pair of glazed outer doors to:

LOBBY

Pair of glazed inner doors, with SECURITY ENTRY SYSTEM, to:

COMMON HALLWAY

Lift and stairs to upper floors.

3rd FLOOR OUTER LANDING

Personal lock-up store cupboard.

FLAT 24

SPACIOUS ENTRANCE HALL

Length: 28'0 (8.53m) Artex ceiling. Built-in delivery/storage cupboard with electricity meter and circuit breakers. Double built-in linen and cloaks cupboard. Double built-in airing cupboard with slatted shelves and water tanks. Security intercom













telephone.

BATHROOM & W.C.

6'4 x 6'3 (1.93m x 1.91m)

Original pastel pink suite comprising: panelled bath, pedestal handbasin, and low flush w.c. Part-tiled walls. Heated towel rail. Artex ceiling.

SHOWER ROOM & W.C.

Original pastel pink suite comprising: low flush w.c., pedestal handbasin, and shower cubicle with 'Mira' mixer. Part-tiled walls. Heated towel rail. Artex ceiling.

KITCHEN

11'5 x 7'6 (3.48m x 2.29m)

Original fitted base and wall cupboards, work surfaces with tiled surround, double drainer stainless steel sink unit with mixer tap. Electric cooker point. UPVC replacement part sash-style double-glazed window to west elevation. Artex ceiling.

BEDROOM ONE

15'0 x 10'5 (4.57m x 3.18m)

Artex ceiling. UPVC replacement part sash-style double-glazed window to front elevation granting splendid outlook. Fitted full-height wardrobe. Single panel radiator.

BEDROOM TWO

13'2 x 9'8 (4.01m x 2.95m)

Artex ceiling. UPVC replacement part sash-style double-glazed window to west elevation. Single panel radiator.

BEDROOM THREE

13'2 x 6'11 (4.01m x 2.11m)

Artex ceiling. UPVC replacement part sash-style double-glazed window to west elevation. Single panel radiator.

LIVING ROOM

22'6 x 12'8 (6.86m x 3.86m)

Coved Artex ceiling. Three UPVC replacement sash-style double-glazed windows to west elevation; two similar to the front either side of a fixed window. Two double panel radiators. Regency-style fire surround. UPVC and double-glazed door to:

SUN BALCONY

10'7 x 4'4 (3.23m x 1.32m)

Stainless steel and glass balustrade. Paved floor. Sharing with the Living Room panoramic views to The Solent.

OUTSIDE

'Cresta Court' stands well back from the road behind its own landscaped garden with lawn, trees and shrubs. A driveway









to the building's west side leads to:

VISITORS' PARKING

PRIVATE GARAGE (No. 13)

16'8 x 7'9 (5.08m x 2.36m)

Of brick construction under a flat roof; up-and-over door; lighting.

GENERAL INFORMATION

Tenure: 999 years Leasehold from 1st April 2010. The building Freehold is owned by a residents' management company.

Service Charge: £4,754.27 per annum (to 25th December 2026) to include communal central heating.

COUNCIL TAX

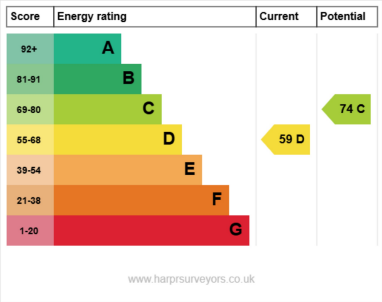
Band 'E' - £2,800.98 p.a. (2026-27).

EPC

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

VIEWING

By appointment with SOLE AGENTS,
D. M. NESBIT & CO.
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These Particulars are believed to be correct, but their accuracy is not guaranteed and they do not form any part of any contract

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