

Saint Andrews Road, Southsea, Portsmouth, PO5



3 beds 2 baths 2 livings

£234,995



## Key Features

- A Superb property with views over to the Spinnaker Tower
- Share of Freehold
- Central Southsea Location
- Three good sized bedrooms
- 1012 sq ft of Living Space Arranged over Four Floors
- Separate W.C

## Full Description



An excellent opportunity to purchase this spectacular property arranged over four floors. Located in central Southsea situated perfectly for access to all of Southsea shops, bars and restaurants, the University and Fratton train station.

This well-proportioned home extends to approximately 1012sq.ft and includes the following living accommodation: entrance hall with stairs leading to a W.C, stairs to the first-floor leading to the kitchen and large lounge to the front of the property, stairs from the third landing lead up to the fitted bathroom with the three good sized bedrooms to the top floor. The top floor offers views towards the Spinnaker Tower, early internal viewing of this impressive home is strongly recommended in order to appreciate both the accommodation and location on offer.

COUNCIL TAX BAND B (£1,347 p/yr)

EPC RATING C

TENURE Leasehold with share of the freehold - The lease for the flat runs for 999 years from June 2003

MAINTENANCE TBC

GROUND RENT TBC

AGENTS NOTES The property has been converted to a high specification

### PROPERTY FEATURES

- A Superb property with views over to the Spinnaker Tower
- Share of Freehold
- Central Southsea Location
- Three good sized bedrooms
- 1012 sq ft of Living Space Arranged over Four Floors
- Separate W.C
- Close to shops, pubs, restaurants & The University
- No Forward Chain

EPC rating: C.

### COMMUNAL ENTRANCE

Steps up from St Andrews Road with secure external door and a further secure internal communal door before reaching the main property door.

### COMMUNAL HALL

Door to Flat

## HALLWAY

Carpeted with stairs up to the first landing leading to the separate W.C.

## CLOAKROOM

White W.C and hand basin with separate taps, carpeted, Ceiling spotlights,

## LANDING

Carpeted with stairs leading to the second floor, kitchen and lounge

## KITCHEN

Comprehensive range of kitchen units with space for washing machine and fridge freezer, freestanding oven and five ring gas hob are included. Circular sink unit with mixer tap, double glazed window to rear aspect, ceramic tiled surrounds, tiled effect linoleum flooring, large radiator, extractor hood, fan and light over, ceiling spotlights.

## LOUNGE *16.89x13.53*

Measurements do not include recessed areas. Two double glazed window units to front aspect with views to the Spinnaker tower, power points, tv point, main pendant light, carpeted, feature fireplace with marble effect surround

## LANDING

Carpeted with stairs leading up to the third floor and the fitted bathroom.

## BATHROOM

White bath with mixer tap, large chrome shower off the taps, glazed screen, white W.C with dual flush, hand basin with mixer tap, heated towel rail, ceiling spotlights, tiled flooring, double glazed window unit to rear aspect with white Venetian blind

## LANDING

Carpeted with stairs leading to the top floor

## BEDROOM 1 *9.23x13.93*

Measurements do not include recessed areas. Double glazed window unit to rear aspect, carpeted, large radiator, three-point light fitment, radiator

## BEDROOM 2 *8.84x13.58*

Measurements do not include recessed areas. Double glazed window unit to front aspect with views of the Spinnaker tower, carpeted, three-point light fitment, radiator

## BEDROOM 3 *10.69x11.88*

Measurements do not include recessed areas. Double glazed sky light unit to ceiling, carpeted, radiator, Light pendant to ceiling



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