



# FOR SALE

## £240,000

Flat 3 Artillery Court, 58 Cromwell Road, Eastney,  
Southsea, PO4 9PN.

Tenure: Leasehold

ESTATE  AGENTS

# LAWSON ROSE

## PROPERTY DESCRIPTION

Originally built in 1858, the historic Royal Artillery Arms Public House operated until 2017 before being thoughtfully redeveloped into four luxury, high-specification apartments, benefiting from allocated parking. The development, now known as Artillery Court, was fully refurbished in 2021 and beautifully blends character with contemporary living. Flat 3 offers a wonderful sense of space and light, featuring a spacious living room with pleasant views overlooking the clock tower within the former Marine Barracks. The modern, contemporary kitchen is open to the living area, creating an ideal space for both relaxing and entertaining. From the hallway are two generously sized double bedrooms, along with a built-in storage cupboard and a stylish, modern bathroom suite. The property further benefits from double glazing, gas central heating, a communal bike store and an allocated parking space to the rear of the building. The apartment is also offered with no forward chain, adding further appeal. Ideally positioned within the highly sought-after Eastney Village, the property is just a short stroll from Eastney Beach and the promenade, along with local amenities and transport links. In our opinion, this represents an excellent first-time purchase or investment opportunity, and we strongly recommend an internal viewing to fully appreciate all this superb apartment has to offer.

### 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 & Allocated Off Road Parking
- Council Tax: Portsmouth City Council – Band B
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

- Tenure – Leasehold
- Date of Original Lease: 28<sup>th</sup> September 2021
- Term: 125 Years from 1<sup>st</sup> June 2021
- Management Company: GD3 Property
- Service Charge: £2,008.75 P/A
- Ground Rent: £200 P/A

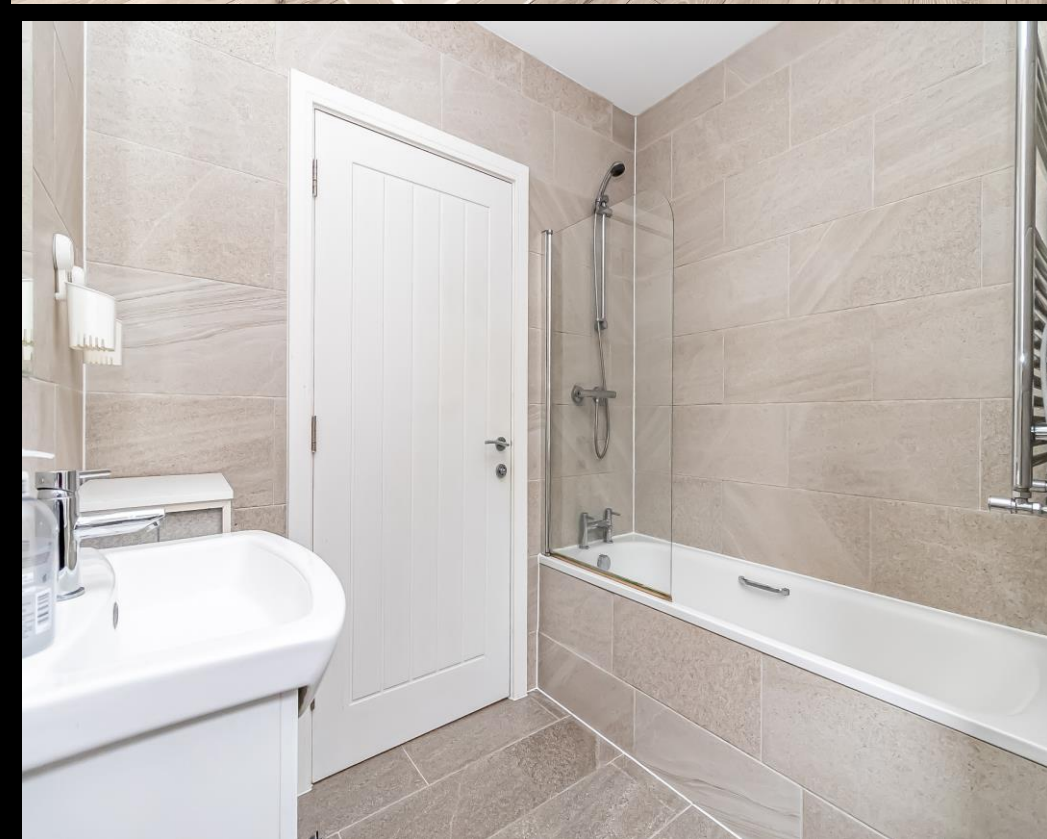


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**131 Winter Road, Southsea, PO4 8DS**

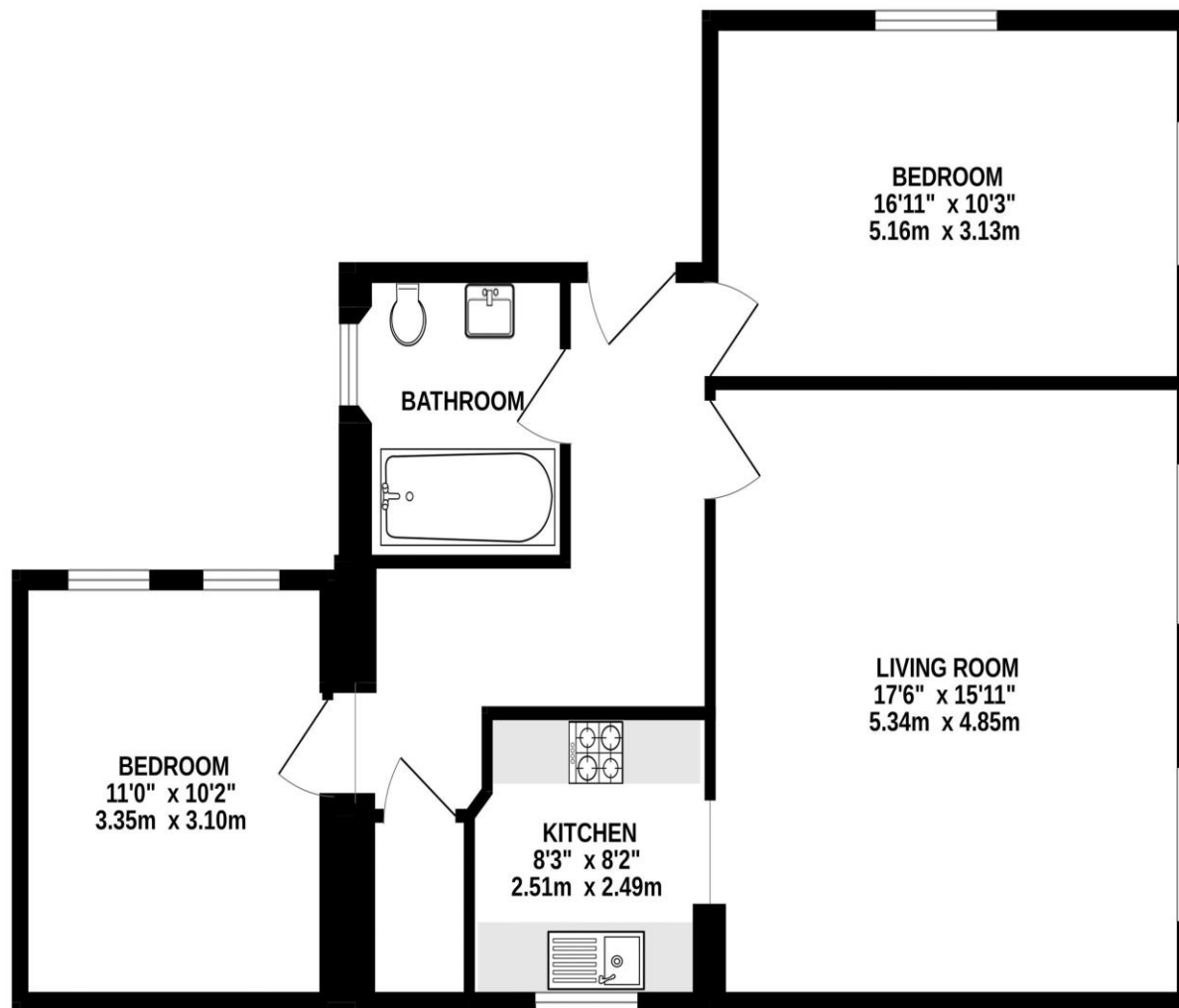








## FLAT 3



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

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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