



FOR SALE

Guide Price £490,000

2 Drysdale Mews,
Southsea, PO4 9XX.

Tenure: Share of Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

Found in the Sought after development Royal Marine Barracks, on a private estate and within a conservation area, moments away from the seafront and promenade, this beautifully presented modern property has a driveway and integral garage, and should certainly be of consideration for those looking to be close to the seafront. Well presented throughout, the accommodation provides a modern fitted kitchen/ breakfast room, with access to the integral garage (currently used for storage) a downstairs W.C and a light and airy open plan living with double doors leading out into the enclosed well kept rear garden. The first floor then provides the family bathroom suite and three great sized bedrooms, the master of which has its own en-suite shower room. Given the properties location and all it has to offer we highly recommend booking an internal viewing, so for further information or to arrange a time to view, please contact the Lawson Rose sales office today.

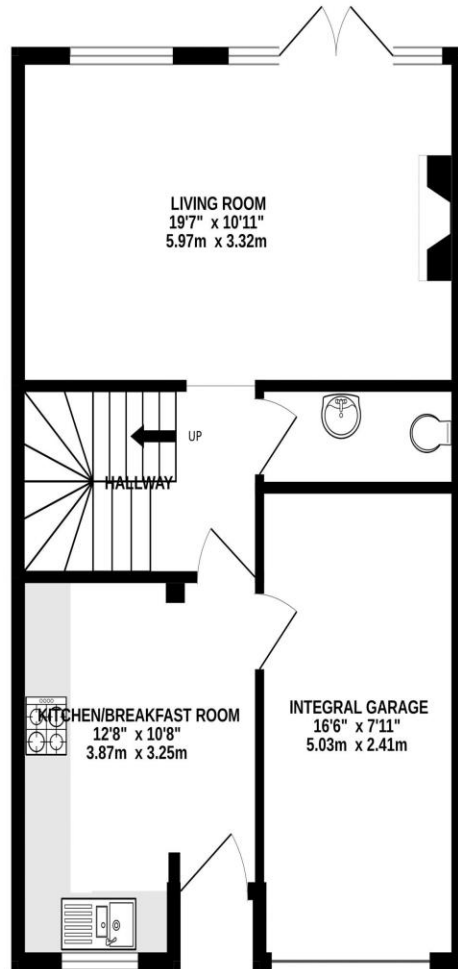
Material Information:

- 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.
- Council Tax: Portsmouth City Council – Band E
- Flood Risk – Low Risk (Stated on the Gov.uk portal)
- Term: 999 Years From 29th September 1994
- Management Company: DACKS
- Service Charge: Yearly Service Charge 2024 - £510.43
- Ground Rent: Peppercorn
- Lease Restriction: A copy of the lease is available upon request.

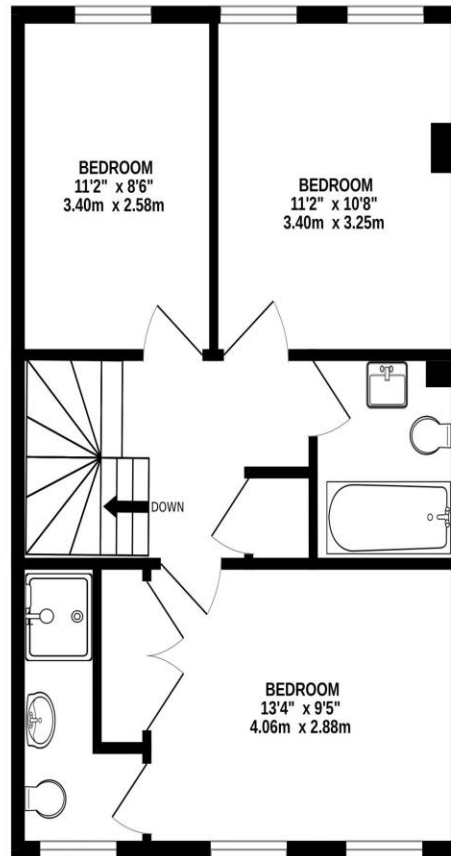




GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A	75 C	85 B
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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