



FOR SALE
Offers in Excess of £240,000
46d Shaftesbury Road,
Southsea, PO5 3JR.

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ROSE**

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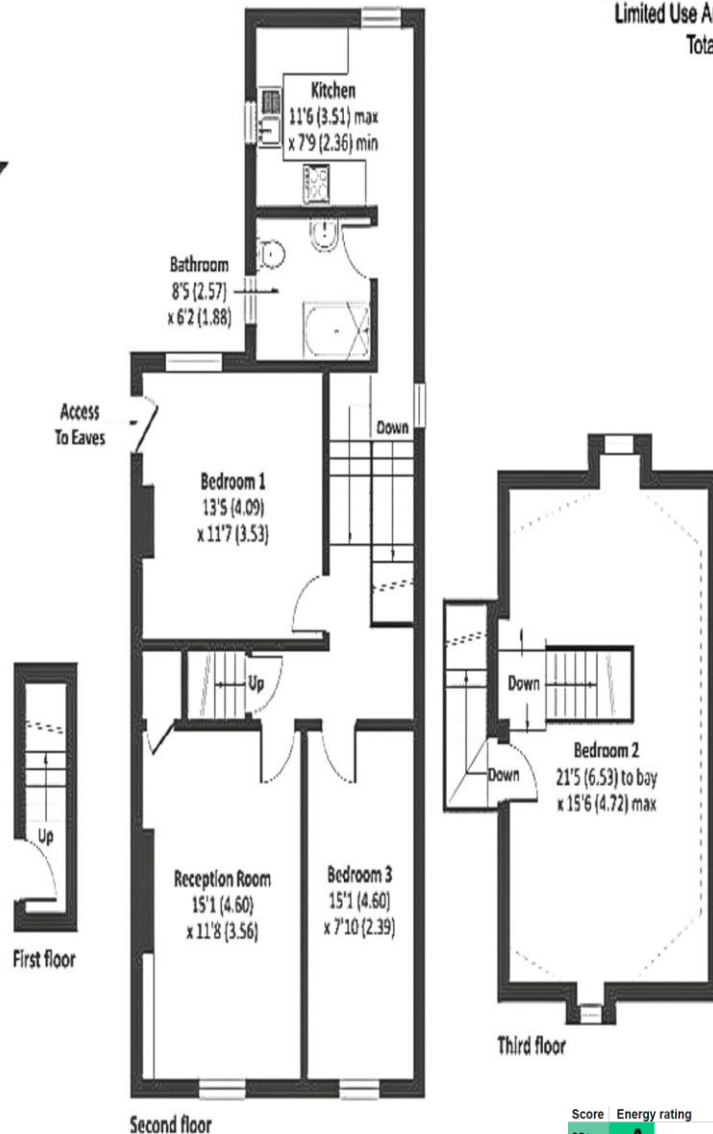
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Approximate Area = 1106 sq ft / 102.7 sq m
 Limited Use Area(s) = 34 sq ft / 3.1 sq m
 Total = 1140 sq ft / 105.8 sq m

For identification only - Not to scale

Denotes restricted
head height



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © richicom 2023.
 Produced for Goals Estate Agents Ltd. REF: 969003



This impressive three bedroom, split level apartment is in the heart of Southsea, moments away from the seafront, promenade and all the best the area has to offer. Situated on Shaftesbury Road, this well presented apartment has accommodation set over three split level floors, providing a fitted kitchen/ breakfast room, modern bathroom, three good sized double bedroom, the master of which on the top floor measures 21ft by 16ft, plus a spacious living room. The property has real character and a unique layout, potentially providing an ideal first time or investment purchase in our opinion, and therefore we highly recommend an internal viewing. For further information or to enquire on viewing arrangements, please contact the Lawson Rose sales office today.

Services

Electricity, gas, mains water and mains drainage are available. Please note that none of the services or appliances have been tested by Lawson Rose.

Council Tax - Band A

Tenure - Leasehold

Length of lease remaining 94 years -

Maintenance charges per annum £1200 -

Ground rent per annum £200 -

Ground rent and maintenance charges are subject to annual change.



