



**4 Venetian Garden House 4 South Parade
Southsea, Hampshire PO5 2JA**

£279,995

co**groves**

Sales, Rentals and Block Management

4 Venetian Garden House 4 South Parade, Southsea, Hampshire PO5 2JA

An opportunity of immense rarity has arisen to purchase a property within the sought after Venetian Garden View. The property is located along South Parade which is a prominent seafront location and within walking distance of the beach, South Parade Pier and Palmerston Road which has a wealth of shops, restaurants and bars to enjoy. The accommodation boasts a sun soaked lounge with a full length bay window with stunning views over the gardens of Southsea. Open plan modern fitted kitchen with built in appliances and two double bedrooms with the added bonus of both offering ensuite bathrooms. EARLY VIEWING is strongly recommended.

Enter the Apartment via wooden front door in to:

Hallway

Skimmed ceiling with light fittings and smoke detector. Smooth plastered walls with mounted central heating thermostat. Radiator. Carpet to the floor. Doors to all rooms.

Kitchen Area

10'9 x 9'11 (3.28m x 3.02m)

Skimmed ceiling with inset spotlight fittings and smoke detector. Smooth plastered walls with picture rail. Range of wall and base units with roll top work surfaces. Stainless steel single sink and drainer with mixer taps and tiled splashback surrounds. Integrated appliances consisting of a fridge freezer, dishwasher and electric oven with gas hob and extractor over. Plumbing for washing machine. Vinyl to the floor.

Lounge

16'5 widest x 15'7 into bay (5.00m widest x 4.75m into bay)

Skimmed ceiling with inset spotlight fittings and smoke detector. Smooth plastered walls with picture rail, wall light fittings and mounted video intercom entry phone. Large UPVC double glazed full length sash style windows to front aspect. Radiator. Carpet to the floor.

Bedroom 1

9'9 x 14' (2.97m x 4.27m)

Skimmed ceiling with inset spotlight fittings. Smooth plastered walls with built

in wardrobe with storage cupboard over. UPVC double glazed window to rear aspect. Radiator. Carpet to the floor. Door leading to:

Ensuite Bathroom

5'3 x 11'10 to the front of the shower (1.60m x 3.61m to the front of the shower)

Skimmed ceiling with inset spotlight fittings. Half tiled walls with smooth plaster above and extractor fan. White four piece suite comprising of low level WC, wash-basin with pedestal and panelled bath. Walk in shower cubicle with glass screen. UPVC double glazed frosted window to rear aspect. Radiator. Vinyl to the floor.

Bedroom 2

8'9 widest x 15'1 longest (2.67m widest x 4.60m longest)

Skimmed ceiling with inset spotlight fittings. Smooth plastered walls. Two UPVC double glazed windows, both to side aspect. Radiator. Carpet to the floor. Door leading to:

Ensuite Shower Room

3'9 x 6'2 to the front of the shower (1.14m x 1.88m to the front of the shower)

Skimmed ceiling with inset spotlight fittings. Half tiled walls with smooth plaster above, extractor fan and mounted 'Worcester' boiler. White suite comprising low-level W C and wash handbasin with pedestal. Large walk in shower with glass door. UPVC frosted

double glazed window to rear and side aspect. Radiator. Vinyl to the floor.

Additional Information

Tenure: Share of Freehold

Length of Lease: 999 years from 1 November 2007

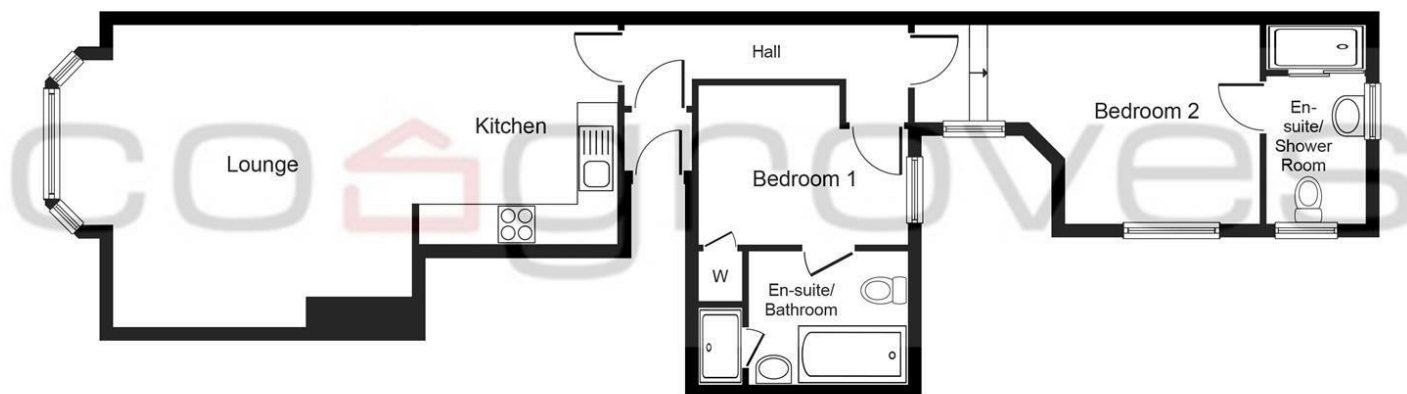
Service Charge: £1751 pa including a contribution to the Reserve Fund

Ground Rent: £0

Council Tax Band: C

Potential Rent: £950 pcm





4 South Parade, Southsea PO5 2JA

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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