

Floor Plan

GROUND FLOOR
401 sq.ft. (37.3 sq.m.) approx.

1ST FLOOR
288 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA : 689 sq.ft. (64.0 sq.m.) approx.

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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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92-100) A		(10-15) A	
(81-91) B		(16-20) B	
(69-80) C		(21-25) C	
(55-68) D		(26-30) D	
(39-54) E		(31-35) E	
(21-38) F		(36-40) F	
(1-20) G		(41-45) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



**Flat 6 23-25 Warren Avenue
Southsea, PO4 8UD**

We are pleased to welcome to the market this two bedroom first floor maisonette with allocated parking in the popular Southsea location of Warren Avenue.

This property is being sold with a Share Of Freehold.

The property is well presented throughout and the accommodation is spread over two floors. The ground floor consists of a modern fitted kitchen, lounge diner and bedroom.

Moving upstairs there is a bedroom with access to a balcony and a bathroom. There is also storage accessible.

Externally there is an allocated parking space for the property and there is visitors parking on offer.

For more information or to arrange a viewing please call Castles today.

Offers over £170,000

DIRECTORS

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Southsea, PO4 8UD



- TWO BEDROOMS
- SHARE OF FREEHOLD
- VISITORS PARKING BAYS
- MAISONETTE
- ALLOCATED PARKING
- SOUTHSEA LOCATION

LOUNGE/DINER

12'5" x 15'5" (3.8 x 4.7)

KITCHEN

9'10" x 6'2" (3.0 x 1.9)

BEDROOM 1

9'2" x 13'9" (2.8 x 4.2)

BEDROOM 2

9'10" x 9'2" (3.0 x 2.8)

BATHROOM

9'2" x 5'10" (2.8 x 1.8)

Lease Information

Lease Length: Share Of Freehold - 89 Years

Service Charge: £250 Per Annum

Ground Rent: £0

* Please be aware this information has been provided to us by the sellers to the best of their knowledge and will be clarified specifically by the solicitors during the conveyancing process *

Solicitors

If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

Financial Services

If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth a last minute

comparison before you purchase a property as the current deals can change weekly.

Anti Money Laundering

Castles Estate Agents have a legal obligation to complete anti-money laundering checks at our cost via a portal called Credas. Please note the Credas AML check includes taking a copy of identification for each purchaser, a proof of address and proof of name document is required. Please note we cannot agree a transaction without the Credas AML check being completed and there will be a small admin fee of £25+VAT charged to the successful purchasers to complete these legally required checks.

