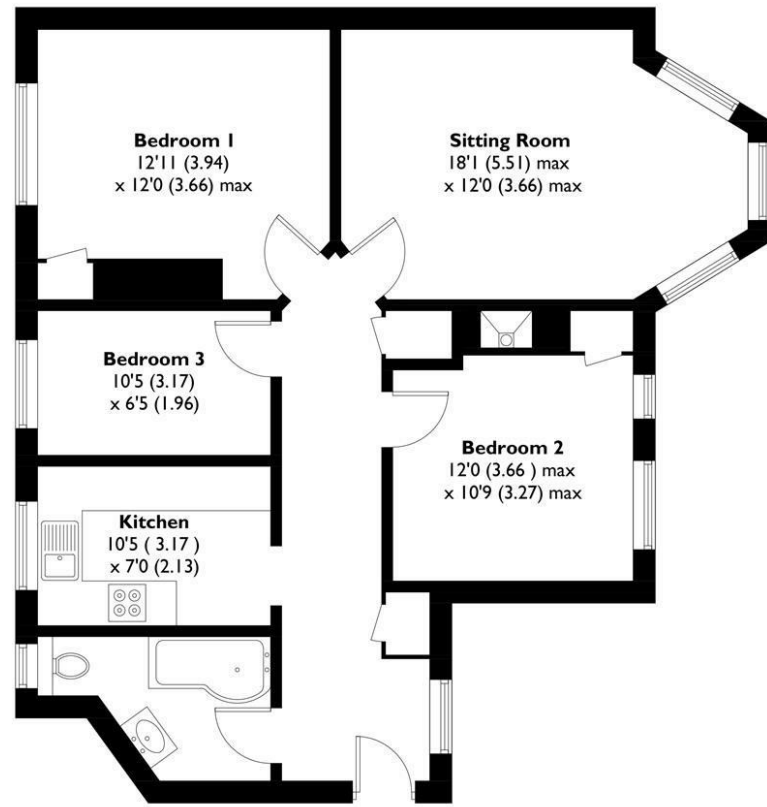


Floor Plan

APPROXIMATE GROSS INTERNAL AREA = 823 SQ FT / 76.5 SQ M



**GROUND FLOOR**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID764533)  
Produced for Castles Estate Agents



**Flat 2 Craneswater Park  
Southsea, PO4 0NS**

Castles are proud to welcome to the market this three bedroom ground floor apartment with communal garden and off road parking in the ever so popular location of Craneswater Park, Southsea.

This property is immaculately presented throughout with all finishes to a fine standard. There is a large sitting room, modern fitted kitchen, modern bathroom and three bedrooms in total. The current owners are utilising bedroom three as a dining room which any prospective buyer could also do given their requirements.

With off road parking to the front of the building and a communal garden to the rear this property is not one to be missed.

Walking distance to Southsea seafront and local shops are a few minutes away.

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

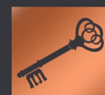
**Asking price £350,000**

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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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# Flat 2 Craneswater Park

Southsea, PO4 0NS



- CRANESWATER PARK
- OFF ROAD PARKING
- GROUND FLOOR
- CLOSE TO SEAFRONT
- THREE BEDROOMS
- COMMUNAL GARDEN
- SOUGHT AFTER LOCATION
- IMMACULATE THROUGHOUT

## SITTING ROOM

18'0" x 12'0" (5.51 x 3.66)

## KITCHEN

10'4" x 6'11" (3.17 x 2.13)

## BEDROOM ONE

12'11" x 12'0" (3.94 x 3.66)

## BEDROOM TWO

12'0" x 10'8" (3.66 x 3.27)

## BEDROOM THREE

10'4" x 6'5" (3.17 x 1.96)

## BATHROOM

### 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.

