



**Flat 4, 12 Waverley Road
Southsea, PO5 2PF**

Asking Price £179,950

cogroves

Sales, Rentals and Block Management

Flat 4, 12 Waverley Road, Southsea, PO5 2PF

2 BEDROOM SPLIT LEVEL APARTMENT LOCATED WITHIN A SHORT WALK OF SEAFRONT, PALMERSTON ROAD & ALBERT ROAD, ALL OF WHICH OFFER A RANGE OF SHOPS, BARS, RESTAURANTS, CAFES AND BUS ROUTES. The accommodation is split over the top two floors of this building which comprises 2 double bedrooms, lounge/dining room with views over Portsmouth skyline towards Spinnaker Tower and Lipstick building. Fitted kitchen with appliances, fitted bathroom. Bedroom 1 with views over Portsmouth skyline towards Spinnaker Tower and Lipstick building. Other benefits include double glazing, gas central heating, share of freehold and can be offered with vacant possession or with tenants in situ who are currently paying £1020pcm.

Communal Entrance

Security intercom providing access to communal hall with stairs to first floor. Flat front door to:

Entrance Lobby

Stairs to second floor, double glazed window to rear, radiator, wall mounted electric consumer unit, wall mounted security entry phone.

Lounge/Dining Room

14'8 x 10'9 (4.47m x 3.28m)

Two double glazed windows to front with views over Portsmouth skyline towards Spinnaker Tower and Lipstick building. Radiator, door to:

Kitchen

8'10 x 6'8 (2.69m x 2.03m)

Single drainer stainless steel sink unit with wall and base cupboards with work surfaces over, built in oven, hob, extractor, washing machine, fridge, freezer, part tiled walls, tiled flooring, spotlights, double glazed window to front, wall mounted Ideal Logic gas boiler.

Bedroom 2

10'7 x 11'10 max (3.23m x 3.61m max)

Double glazed window to rear, radiator.

Bathroom

6'7 x 5'3 (2.01m x 1.60m)

White suite comprising bath with shower over, wash hand basin, WC, part tiled walls, tiled flooring, radiator, spotlights, extractor.

Top Floor Landing

Door to:

Bedroom 1

22' 2 max x 16' (6.71m 0.61m max x 4.88m)

Skylight windows to front and rear with views over Portsmouth skyline towards Spinnaker Tower and Lipstick building. Laminate flooring, radiator, spotlights, door to:

Walk in Wardrobe

9'1 x 4'8 (2.77m x 1.42m)

Hanging rail and general storage space.

Additional Information

Tenure - Share of freehold

Length of Lease - 125 years from 01/01/2002 - 101Years remaining

Service Charge - £2496pa - Includes buildings insurance

Ground Rent - N/A

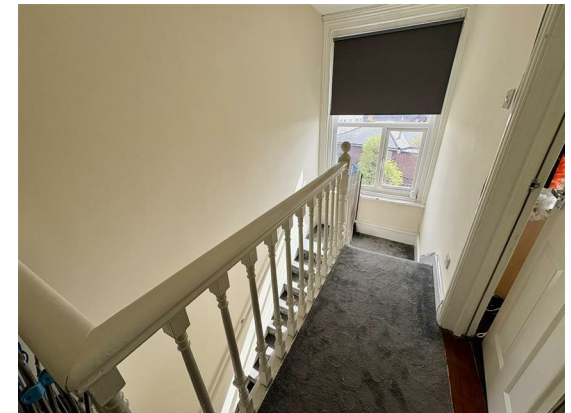
Council Tax Band - C

The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be

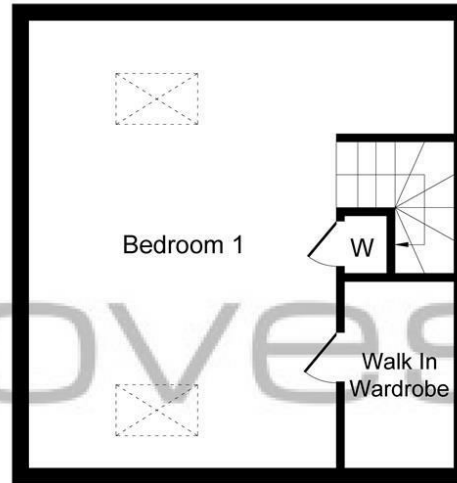
confirmed.

Reference to appliances and/or services does not imply they have been tested.





First Floor



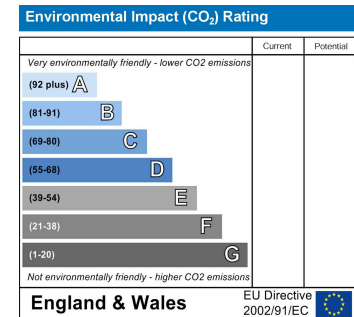
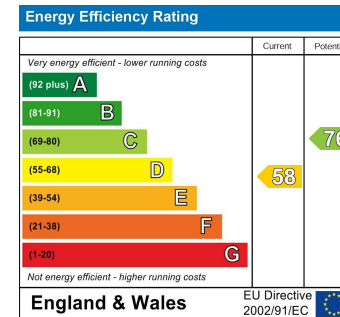
Top Floor

Second Floor

Waverley Road, Southsea, PO5 2PF

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