



**Flat 22, Amersham Court, 25 Craneswater Park
Southsea, PO4 0NX
Offers In The Region Of £585,000**

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Sales, Rentals and Block Management

BEAUTIFULLY PRESENTED LIGHT & AIRY 2 BEDROOM PENTHOUSE APARTMENT WITH LIFT, GARAGE & WRAP AROUND ROOF TERRACE OFFERING DELIGHTFUL SEA VIEWS OVER THE SOLENT TOWARDS THE ISLE OF WIGHT FROM ALL PRINCIPLE ROOMS. Conveniently located in the requested and sought after Craneswater Park. The accommodation comprises a spacious double aspect lounge/dining room opening onto the roof terrace. Good size fitted kitchen with range of appliances, 2 double bedrooms, master bedroom with range of bedroom furniture and doors onto roof terrace. Attractive modern bathroom with separate shower cubicle, separate cloakroom. Other benefits including plenty of storage, double glazing, gas central heating, newly replaced boiler, (April 2025) visitor parking and remaining lease term of 136 years.



Location

Conveniently located in the requested and very sought after Craneswater Park. Just a stones throw from Canoe Lake and close to Southsea seafront. Other benefits of this location include good transport links via several mainline train stations offering direct links to London. An array of local shops, bars, restaurants, cafes, coffee shops and bus routes. Gunwharf Quays Shopping & Leisure Complex is also a short drive away, as is Eastern Road which provides access to A27 and in turn links to A3 and M27 motorway.

Communal Entrance

Security intercom giving access to the communal hall with stairs and lift to top floor.

Flat Front Door To:**Entrance Hall**

Coved ceiling, wall mounted thermostat heating control, double storage cupboard with hanging rail and additional storage cupboard housing the recently replaced Vaillant gas boiler.

Lounge/Dining

31'11 x 17' into bay (9.73m x 5.18m into bay)

Double aspect room with double glazed windows to front and side, double glazed sliding doors to roof terrace, offering delightful sea views over The Solent towards Isle of Wight and over roof tops towards Spinnaker Tower. Coved ceiling, two radiators.

Kitchen

15'10 x 8'11 (4.83m x 2.72m)

Double glazed window to side with delightful sea views over The Solent towards Isle of Wight. Single drainer stainless steel sink unit with range of wall and base cupboards with work surfaces over, electric hob, oven, washing machine, dishwasher, fridge freezer, part tiled walls, breakfast bar.

Bedroom 1

17'7 x 13' (5.36m x 3.96m)

Double aspect room with double glazed windows to side and double glazed doors to roof terrace with delightful sea views over The Solent towards the Isle of Wight. Range of fitted bedroom furniture including wardrobes, bedside cabinets, and drawers. radiator.

Bedroom 2

10'5 x 9'9 (3.18m x 2.97m)

Double glazed window to rear with sea views over The Solent. Radiator.

Bathroom

9'9 x 8'7 (2.97m x 2.62m)

Modern suite comprising bath with shower attachment, separate shower cubicle, wash hand basin with cupboards below, WC, double glazed window to rear offering sea views over The Solent.

WC

6'3 x 5'3 (1.91m x 1.60m)

WC, wash hand basin with cupboards below, dome window, part tiled walls.

Roof Terrace

Wrap around roof terrace with stunning views over The Solent towards Isle of Wight, roof tops, Spinnaker Tower.

Garage

17'2 x 9'2 (5.23m x 2.79m)

Up and over door.

Additional Information

Tenure - Leasehold

Length of lease - 156 Years from 24/06/2006 (136 years remaining approximately)

Service Charge/Buildings Insurance - £1799pa

Ground Rent - £ Peppercorn

Council Tax - Band E

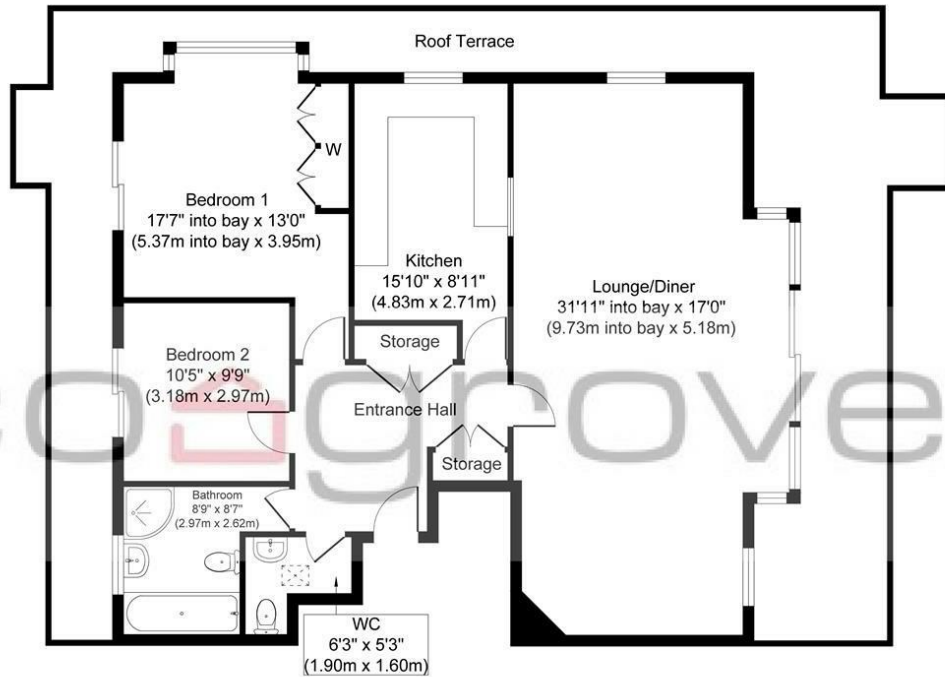
The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

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.







Fifth Floor/ Penthouse
Approximate Floor Area
1205 sq. ft
(112.5 sq. m)

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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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		62	
(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			
(81-91) B			
(69-80) C			
(55-68) D			
(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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