



**Flat 6 Palm Court, 87 Palmerston Road  
Southsea, PO5 3RH**

**Asking Price £237,500**

**co<sup>o</sup>groves**

Sales, Rentals and Block Management

## Flat 6 Palm Court, 87 Palmerston Road, Southsea, PO5 3RH

2 BEDROOM FIRST FLOOR APARTMENT WITH CLOAKROOM, LIFT, GARAGE, WESTERLY FACING BALCONY, OFFERED WITH SHARE OF FREEHOLD & CHAIN FREE. The bright and airy accommodation comprises 2 double bedrooms, good size living/dining room leading onto westerly facing balcony which attracts the afternoon sun. Fitted kitchen breakfast room, fitted bathroom, cloakroom. Other benefits include double glazing, gas central heating and bike storage shed. Located in the heart of central Southsea moments from the seafront, bars, restaurants, cafes, coffee shops, Waitrose, bus routes, library, Albert Road & Kings Theatre. The building is well maintained with the lift recently been upgraded, a new roof has just been finished and the communal areas redecorated.

### Communal Entrance

Security intercom providing access to the recently decorated communal lobby, with lift and stairs to first floor.

### Flat front door to:

### Entrance Hall

Wall mounted security entry handset, meter cupboard housing electric meter and electric consumer unit, additional storage cupboards, coat hooks.

### Living/Dining Room

19'3 into bay x 13'4 (5.87m into bay x 4.06m)

Double glazed bay window to front, looking along Palmerston Road. Radiator, gas meter cupboard, double glazed door to balcony.

### Westerly Facing Balcony

7'5 x 3'5 (2.26m x 1.04m)

Sunny balcony with space for bistro table and chairs.

### Kitchen/Breakfast Room

13' x 8'7 (3.96m x 2.62m)

One and a half bowl stainless steel sink unit with wall and base cupboards, gas cooker, extractor, washing machine, fridge/freezer, part tiled walls, vinyl flooring, double glazed window to rear, Vaillant gas boiler, space for table and chairs.

### Bedroom 1

16'9 x 9'1 (5.11m x 2.77m)

Double glazed window to front, radiator, freestanding wardrobe.

### Bedroom 2

12'4 x 10' maximum measurements (3.76m x 3.05m maximum measurements)

Double glazed window to rear, radiator, freestanding wardrobe.

### Bathroom

6'8 x 6'4 (2.03m x 1.93m)

Suite comprising bath with shower over, shower screen, WC with cupboards below, part tiled walls, tiled effect laminate flooring, extractor fan, chrome ladder radiator, storage cupboards, double glazed window to side.

### Cloakroom

4'9 x 4'7 maximum measurements (1.45m x 1.40m maximum measurements)

WC, wash hand basin with tiled splashback, tiled effect laminate flooring, storage cupboard.

### Bike Store/Storage Shed

Useful store located to the rear of the development.

### Garage

Up and over door.

### Additional Information

Tenure - Tenure: Share of freehold

Length of Lease - 999 years from 09/09/1978 - 951 Years remaining approximately.

Service Charge £1916pa

Ground Rent - N/A

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**

**Palm Court, Palmerston Road, Southsea, PO5 3RH**

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

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