



**Flat 3, 44 Granada Road  
Southsea, PO4 0RJ**

**Asking Price £199,000**

**co****groves**

Sales, Rentals and Block Management

## Flat 3, 44 Granada Road, Southsea, PO4 0RJ

BRAND NEW FITTED KITCHEN. 2 DOUBLE BEDROOM FIRST FLOOR APARTMENT LOCATED MOMENTS FROM SEAFRONT & CANOE LAKE. OFFERED WITH SHARE OF FREEHOLD, OFF ROAD PARKING & NO CHAIN. The accommodation comprises 2 double bedrooms with sea glimpses, lounge/dining room, brand new fitted kitchen with appliances, bathroom, en suite shower room. Other benefits include double glazing and located in this convenient area close to amenities, shops, bars, restaurants, Waitrose, bus routes, Albert Road and Palmerston Road.

### Communal Entrance

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

### Entrance Hall

Meter cupboard, wall mounted security entry phone.

### Lounge/Dining Room

14'6 x 11'6 (4.42m x 3.51m)

Two double glazed windows to front, coved ceiling, electric heater, cupboard housing hot water tank.

### Kitchen

10' x 6'10 (3.05m x 2.08m)

Brand new fitted kitchen comprising stainless steel sink unit with range of wall and base cupboards with work surfaces over, oven, hob, extractor, fridge/freezer, washing machine, part tiled walls, coved ceiling, laminate flooring, double glazed to front.

### Bedroom 1

14'8 x 9'6 (4.47m x 2.90m)

Double glazed window to rear with sea glimpses between buildings. Range of fitted wardrobes and drawers, electric heater, coved ceiling.

### Bedroom 2

11'6 x 9'1 (3.51m x 2.77m)

Double glazed window to rear with sea glimpses between buildings. Coved and textured ceiling, electric heater.

### En-Suite Shower Room

5'9 x 3'3 (1.75m x 0.99m)

Suite comprising shower cubicle, wash hand basin, WC, tiled walls, coved and textured ceiling, vinyl flooring.

### Bathroom

6'4 x 5'6 (1.93m x 1.68m)

Suite comprising bath with shower attachment, WC, wash hand basin, heated towel rail, vinyl flooring, double glazed window to side, textured ceiling.

### Parking

Off road parking space to front.

### Additional Information

Tenure - Share of freehold

Length of Lease - 125 years from 24/06/1988 - 87 Years remaining

Service Charge - £2659.80pa - Includes buildings insurance

Ground Rent - N/A

Council Tax Band - A

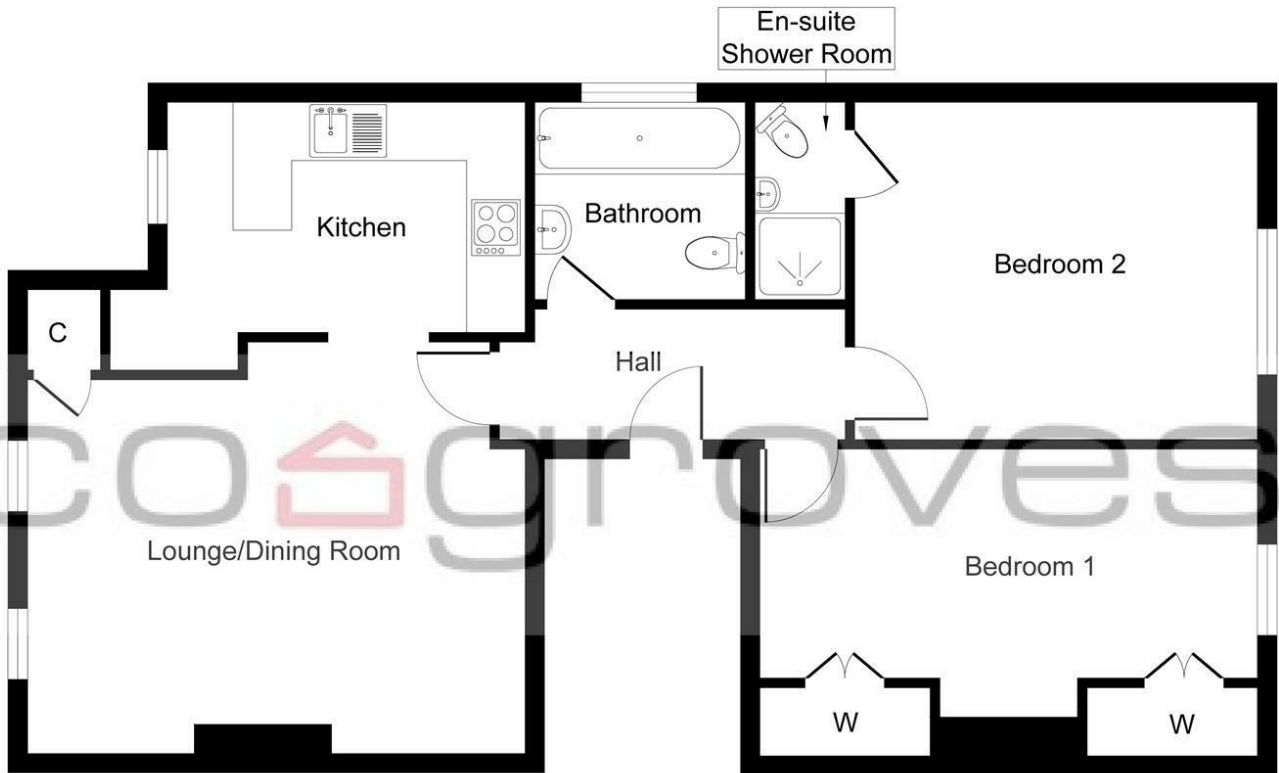
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All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and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

confirmed.

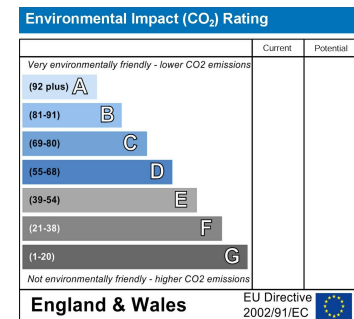
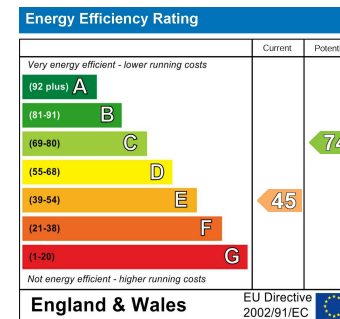
Reference to appliances and/or services does not imply they have been tested.





**First Floor Flat**  
 Granada Road, Southsea, PO4 0RJ

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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