

GWALIA FLATS

WESTERN PARADE | SOUTHSEA | PO5 3JG



£400,000

Leasehold – Share of Freehold

- Outstanding Three Bedroom Duplex Apartment
- Requested Conservation Area Overlooking Common
- Over 1,400 sq.ft (130.6 sq.m) of Accommodation
- Two Fine Reception Rooms both with Sea Views
- Kitchen/Breakfast Room with Integrated Appliances
- Modern Bathroom plus Cloakroom
- Gas Central Heating and Double Glazing
- Viewing Highly Recommended





In Brief

Fry & Kent has pleasure in marketing for sale this exceptional DUPLEX apartment situated in a highly requested location within the Seafront CONSERVATION Area opposite Southsea Common and just a short walk to the main shopping precinct at Palmerston Road along with the many cafes, bars and restaurants associated with this FASHIONABLE district.

Enhanced by its eye-catching Victorian facade, the apartment is located on the third and fourth floors and enjoys far reaching westerly SEA VIEWS from the principal rooms.

At over 1,400 sq.ft (130.6 sq.m), there is plenty of living space which comprises; Split-level entrance hall, Third bedroom/home office and cloakroom while the main floor features a LARGE landing, two reception rooms both with wood flooring and an excellent fitted kitchen/breakfast room complete with INTEGRATED oven/hob and dishwasher. The upper floor offers two further bedrooms including a 17ft x 15ft master bedroom and lovely modern bathroom with oval bath.

The property also benefits from gas central heating and is mostly double glazed. Apartments like this are a rare find and with a Share of the Freehold, we would strongly advise viewing at the earliest opportunity.

£400,000

KEY FACTS

TENURE: Leasehold – Share of Freehold

TERM: 125 years from 2000

GROUND RENT: None

SERVICE CHARGE: £1,650 pa inc Building Insurance

EPC RATING: 'D'

COUNCIL TAX BAND: 'C'



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Gwalia Apartments, Western Parade, Southsea

Approximate Gross Internal Area = 130.6 sq m / 1406 sq ft

(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 9.1 sq m / 98 sq ft

Total = 139.7 sq m / 1504 sq ft



Third Floor

Fourth Floor

= Reduced headroom below 1.5m / 5'0

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.

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