

bushnell porter



Sandhurst Court, Victoria Grove

Southsea PO5 1NE



- Communal entrance hall
- Owners entrance hall
- Southerly front aspect lounge
- Kitchen/breakfast room
- Two bedrooms
- Shower room
- Gas heating and double glazing
- Allocated parking
- Communal gardens
- Close to Albert Road
- No forward chain

Independent Estate Agents

28 Marmion Road, Southsea, Hampshire PO5 2BA

t: 023 9283 2828 e: southsea@bushnellporter.com w: www.bushnellporter.com

Directors: Marcus Redmayne-Porter, Tim Kingsbury

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A two bedroom first floor front to rear aspect purpose built apartment situated just off of Victoria Road South and close to Albert Road, which has the benefit of an allocated car parking space and no forward chain.

ACCOMMODATION

COMMUNAL ENTRANCE HALL security entrance phone, stairs to all floors, access to communal garden, ground floor storage cupboard which is allocated to flat 3, first floor landing, owners entrance hall.

OWNERS ENTRANCE HALL double panelled radiator, three double built-in storage cupboards concealing storage space and shelving, blanket cupboards over, further single storage cupboard housing gas and electricity meters and fuses, built-in laundry cupboard with space for washing machine and shelving.

BEDROOM 2 11ft 10 (3.63m) x 9ft 5 (2.87m) southerly front aspect room via double glazed window, single panelled radiator, telephone point, coved and plain plastered ceiling.

BEDROOM 1 12ft 9 (3.90m) x 9ft 7 (2.94m) rear aspect room via double glazed window overlooking rear car parking area, single panelled radiator, one double one single built-in wardrobe, coved and plain plastered ceiling.

SHOWER ROOM 6ft 4 (1.95m) x 6ft (1.84m) plus deep entrance recess, rear aspect room via frosted double glazed window, three piece suite comprising walk-in shower cubicle with glazed curved screen, two tiled walls, electric shower mixer, pedestal wash hand basin with chrome monobloc mixer tap and pop-up waste, close coupled wc., single panelled radiator, vinyl flooring, plain plastered ceiling.

KITCHEN/BREAKFAST ROOM 13ft 1 (4.00m) x 9ft 5 (2.88m) rear aspect room via double glazed window overlooking rear parking area and gardens, kitchen comprising single bowl single drainer stainless steel inset sink unit with chrome taps over, roll edge work surfaces with tiled splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards, space for cooker space for fridge, space for freezer, space for small dining room table, single panelled radiator, wall mounted boiler, vinyl flooring, plain plastered ceiling.

LOUNGE 15ft 10 (4.84m) x 11ft 10 (3.62m) southerly front aspect room via double glazed window with adjacent double glazed French doors opening out onto balcony, two single panelled radiators, television point, frosted borrowed light window to kitchen, coved and plain plastered.

BALCONY approx. 13ft 5 (4.10m) x 3ft 9 (1.15m) southerly front aspect with paved flooring overlooking communal garden, entrance to Sandhurst Court and Victoria Grove.

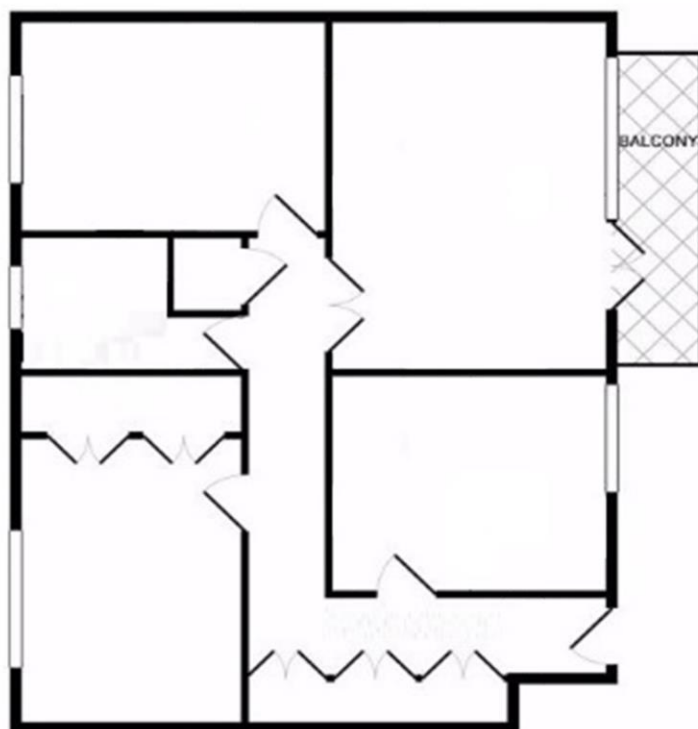
OUTSIDE to the rear of the property there is an allocated car parking space and access to lawned communal gardens.

COUNCIL TAX – Portsmouth City Council – Band ... B ...

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The Floor Plan is For Guidance Only And is Not To Scale

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

