

bushnell porter



Brandon Court, Lawrence Road

Southsea PO5 1PF



- Communal entrance hall
- Security entrance phone
- Lift and stairs to all floors
- Owners entrance hall
- Southerly aspect lounge with raised gallery area
- Southerly kitchen
- Two southerly aspect bedrooms
- Shower room
- Separate w.c.
- Electric heating
- Visitor parking
- Extended lease (approx' 995 years)
- No forward chain

Independent Estate Agents

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Other Offices in Hampshire



A two bedroom split level second floor flat situated in the heart of Southsea and offered for sale with no forward chain.

ACCOMMODATION

COMMUNAL ENTRANCE HALL via security entrance phone, lift and stairs to all floors.

OWNERS ENTRANCE HALL with wall mounted electric heater, Georgian style panelled doors to all rooms, access to roof space.

SHOWER ROOM 8ft 2 (2.49m) x 6ft (1.80m) three piece suite comprising corner shower cubicle with three tiled walls, glazed door/screen, electric shower mixer, low level wc, pedestal wash hand basin with chrome taps and tiled splashback, mirror strip light and shaver point over, wall mounted electric fan heater, extractor fan, vinyl flooring, access to roof space.

BEDROOM 1 14ft 9 (4.51m) reducing to 11ft 7 (3.54m) x 8ft 8 (2.65m) reducing to 3ft (0.90m) L-shaped southerly aspect room via period sash window, wall mounted electric panel heater, built-in double wardrobe with blanket cupboard over, further built-in wardrobe with hanging rail.

BEDROOM 2 15ft (4.56m) reducing to 12ft 5 (3.80m) x 6ft 1 (1.87m) reducing to 3ft (0.90m) southerly aspect room via period sash window, built-in wardrobe with blanket cupboard over, wall mounted electric panel heater.

LOUNGE 18ft 1 (5.52m) x 11ft 10 (3.61m) reducing to 10ft (3.06m) southerly aspect room via period sash window, exposed original roof beams, galleried area with banister, carved spindles and newel post, electric panel heater, further electric panel heater, two wall light points, archway leading through to further lounge/dining area 10ft 9 (3.29m) x 5ft 1 (1.56m) second entrance door to flat, cupboard housing electric meter and fuses, telephone point, period panelled door leading through to inner entrance hall.

INNER ENTRANCE HALL with doors to separate wc and kitchen, built-in storage cupboard with shelving and lagged water cylinder, access to roof space, side aspect window, electric panelled heater.

SEPARATE WC comprising low level wc, pedestal wash hand basin with chrome taps, tiled splashback, tiling to dado level, vinyl flooring, southerly aspect period window.

KITCHEN 11ft 3 (3.43m) reducing to 9ft 10 (3.00m) x 6ft 10 (2.10m) dual east and southerly facing room via period windows, kitchen comprising cream units with brushed steel furniture, single bowl single drainer stainless steel inset sink unit with chrome taps, wood effect work surfaces and tiled splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards, space for cooker, space for washing machine, space for freestanding fridge/freezer, vinyl flooring.

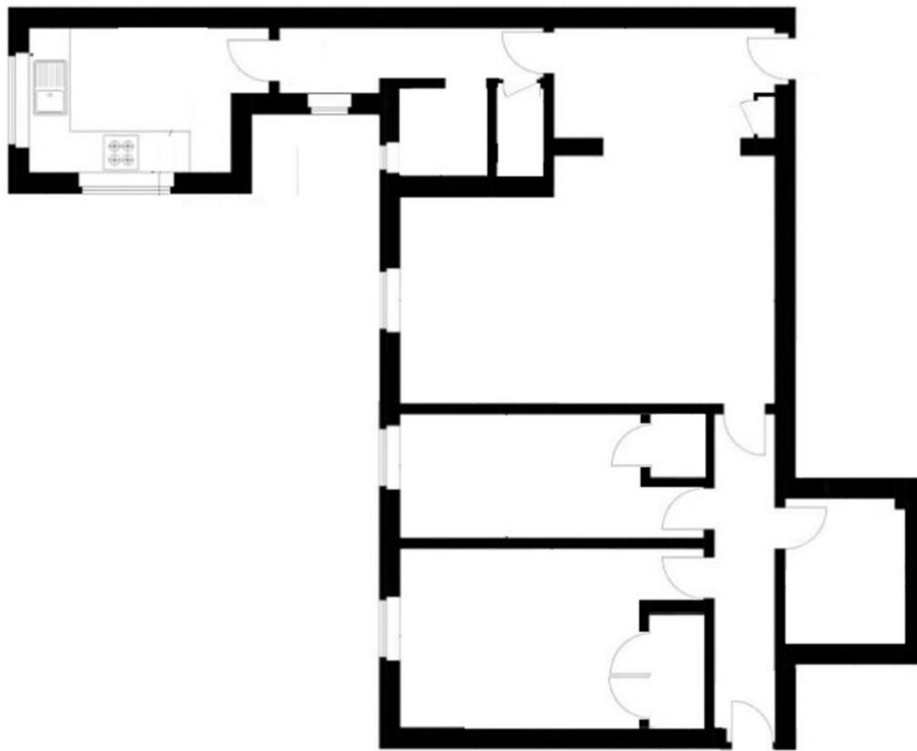
OUTSIDE there is visitor car parking via voucher.

COUNCIL TAX – Portsmouth City Council – Band ‘A’

LEASEHOLD 995 years approx. remaining – share of freehold

SCAN QR CODE FOR DIRECT ACCESS TO ALL OUR PROPERTIES





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		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

