



Flat 5, 14 Nightingale Road, Southsea

Offers in Region of £150,000

 chinneckshaw



# Flat 5

14 Nightingale Road, Southsea

This a property that makes the most of all the space available. Located in Nightingale Road, it is in the heart of Southsea with 5 minute walk to Palmerston Road and 2 minute walk to Southsea Common. A perfect property for someone just starting their property journey or an investor looking for that ready to rent home.

Going up the communal stairs, the front door opens on to a small lobby, stairs lead up to into the living space. The living room has a roof window and space for both sofas and a dining table. Being a loft apartment, there is restricted height with does give the room character. To the left at the top of the stairs is the kitchen. There is a range of base units in a cream high gloss finish with space for a cooker and under counter fridge. There is also access to storage space under the dormer window which gives a rooftop cityscape across Southsea.

The bedroom accomodates a double bed with space for a wardrobe and drawers. There is an emergency fire access door on one side. The bathroom is a generous size with floor to ceiling splashback panels in a soft grey, shower, modern white basin and toilet with storage in an under basin cupboard.

On-street permit parking is available.

An equal 20% share of the Freehold.

Service Charge - approximately £1,200.00 for the current year.

Council Tax band: A

Tenure: Leasehold





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

449.93 ft<sup>2</sup>

41.80 m<sup>2</sup>

**Reduced headroom**

77.33 ft<sup>2</sup>

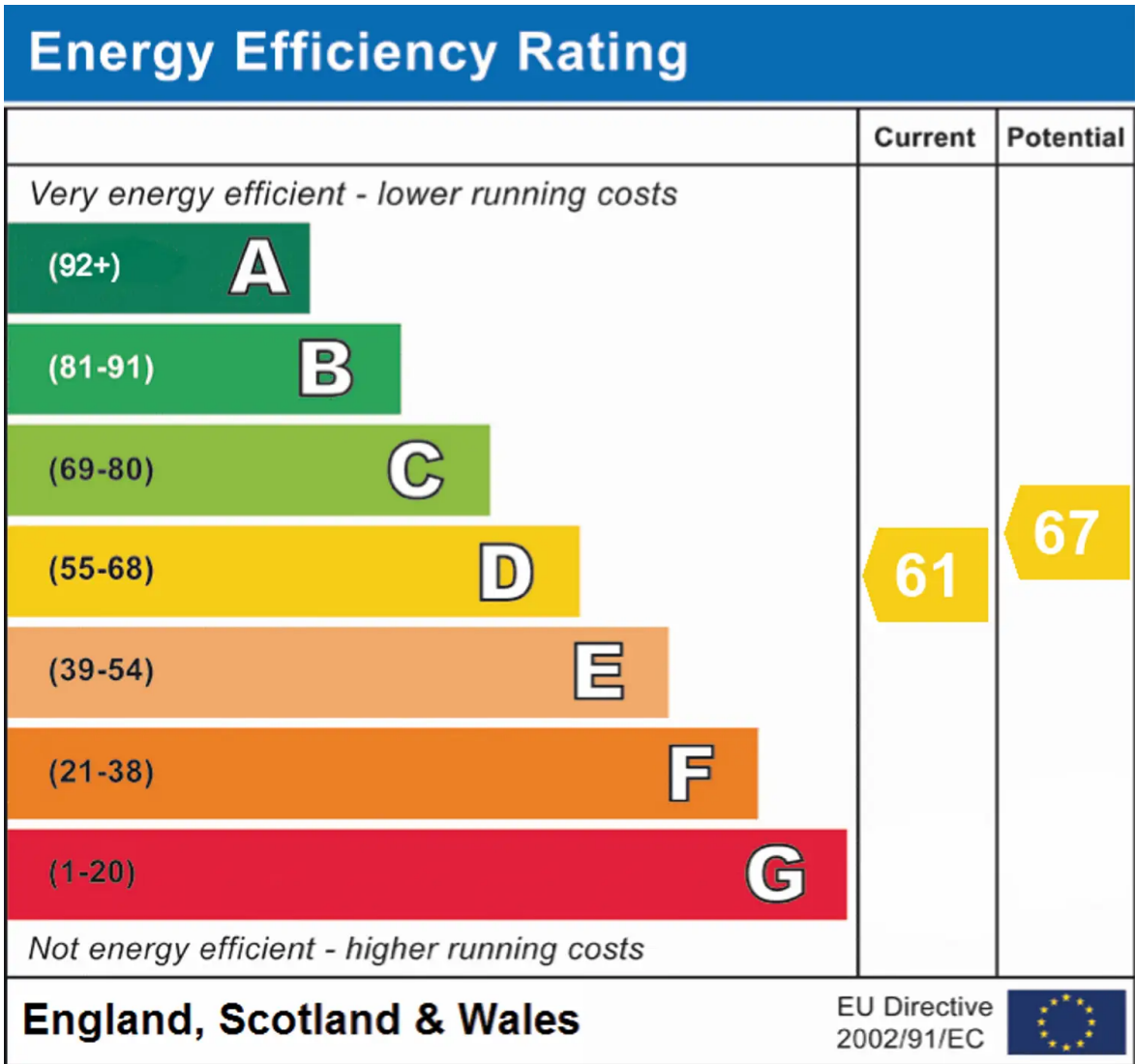
7.18 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE 360**



## Chinneck Shaw

Bridge House, Milton Road, Portsmouth – PO3 6AN

023 9282 6731

hello@chinneckshaw.co.uk

www.chinneckshaw.co.uk/

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