

FOR SALE



Grove Road South, Southsea
Asking Price Of £172,000

MARTIN & CO

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- 151 Year Lease
- No Forward Chain
- Large Property
- Close To Amenities
- Double Glazing

An Exceptional Opportunity: Two Bedroom Maisonette with No Forward Chain! Long Lease and Large Rooms.

PROPERTY DESCRIPTION An Exceptional Opportunity: Two Bedroom Maisonette with No Forward Chain!

Discover the perfect blend of comfort and convenience with this spacious duplex apartment located in central Southsea. Situated on the corner of Grove Road South and Elm Grove, this property offers easy access to a vibrant array of bars, restaurants, and the picturesque seafront-all within walking distance.

As you step inside, you'll be greeted by a welcoming entrance hall with a convenient storage recess. The lower level features a fitted kitchen/diner and a spacious living room, providing ample space for relaxation and entertaining.



Venture to the upper level to find two generously sized bedrooms and a modern bathroom suite, offering both style and functionality. Whether you're seeking your first home or an investment opportunity, this property ticks all the boxes.

Step into peace of mind and long-term enjoyment with this exceptional property boasting a lease of 151 years. With such a generous lease term, you can rest assured knowing that you'll have many years of comfortable living ahead.

Don't miss out on this fantastic opportunity-call us today to arrange your viewing and secure your slice of Southsea living!

LEASEHOLD INFORMATION Ground Rent - £0 pa.
 Service Charges - Approx £1200 p/a
 Long Lease until - 24th March 2175

Please note that Martin & Co have not checked or verified the lease terms or the service charge/ground rent costs. The information provided above has been provided to us from the Seller. Your solicitor will check all of the above during the conveyancing process and you should only rely on information provided by them when making the final decision as to whether to buy any leasehold property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



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Ground Floor



Floor 1

Approximate total area⁽¹⁾

765.17 ft²
71.09 m²

Reduced headroom

14.6 ft²
1.36 m²

(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

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.