



## Granada Road

Southsea, Hampshire, PO4 0RJ

Asking Price Of

**£440,000**

Offered for sale is this three bedroom, two storey, south facing garden apartment, situated on Granada Road in Southsea, just a stones throw from both Palmerston Road and Southsea Seafront. Large garden with vehicular access to the rear and potential for future development (subject to permissions)



# Property Features

- 3 Bedroom Two Storey Apartment
- Own Private Entrance
- Tall Ceilings
- Large South Facing Garden
- Vehicular Access to
- Living and Dining Room
- Fully Fitted Kitchen
- Bathroom and En-Suite
- Share of Freehold Garden
- No Chain

## Full Description

### 3 BEDROOM GRANADA ROAD APARTMENT

Marina & Hampshire Life Homes are delighted to offer for sale this two storey (Basement and Part 1st Floor), three bedroom apartment in Granada Road, Southsea, with its own private entrance. Situated just a stones throw from Southsea Seafront, this apartment has an enormous amount to offer its new owners.

Bedrooms 1 and 2 are of a generous size and have tall ceilings and large bay windows. Bedroom 1 also has the benefit of an en-suite shower room. On the ground floor there is the addition of a family bathroom.

The third bedroom is a single room with window to the side aspect.

The living accommodation comprises of a large hallway which the current owner uses as a study, a large separate dining room, living room with roof light windows and recently fitted kitchen.

The apartment has recently undergone a large amount of modernisation which is evident when you look at the kitchen and bathrooms, and comes complete with the following appliances:

Range Cooker, Fridge, Freezer, Washing Machine (3 months old), dishwasher and Gas Boiler (18 months old)

There are also some period features in the apartment, not least the fireplaces.

The garden is south facing, and very rare for this part of the world, is generous in size with vehicular access from Mansion Road.

(Please note the garden and vehicular access is in the process of being cleared after many years of being overgrown and the garden photograph is historic and has been provided by the vendor.)



## PRINCIPLE ROOM DIMENSIONS

Outer Hallway - 4.51m x 1.10m

Inner Hallway 2.07m x 6.61m

Bedroom 3 2.77m x 1.42m

Bathroom 3.027mx 1.69m

Bedroom 1 4.82m x 4.84m (plus bay window)

Bedroom 1 en-suite 3.34m x 1.13m

Dining Room 4.86m x 4.65m

Living Room 4.56m x 3.27m

Kitchen 4.59m x 2.79m

Bedroom 2 4.84m x 4.49m (plus bay window)

Please see floor plan for points of measure and imperial measurements.



## USEFUL INFORMATION

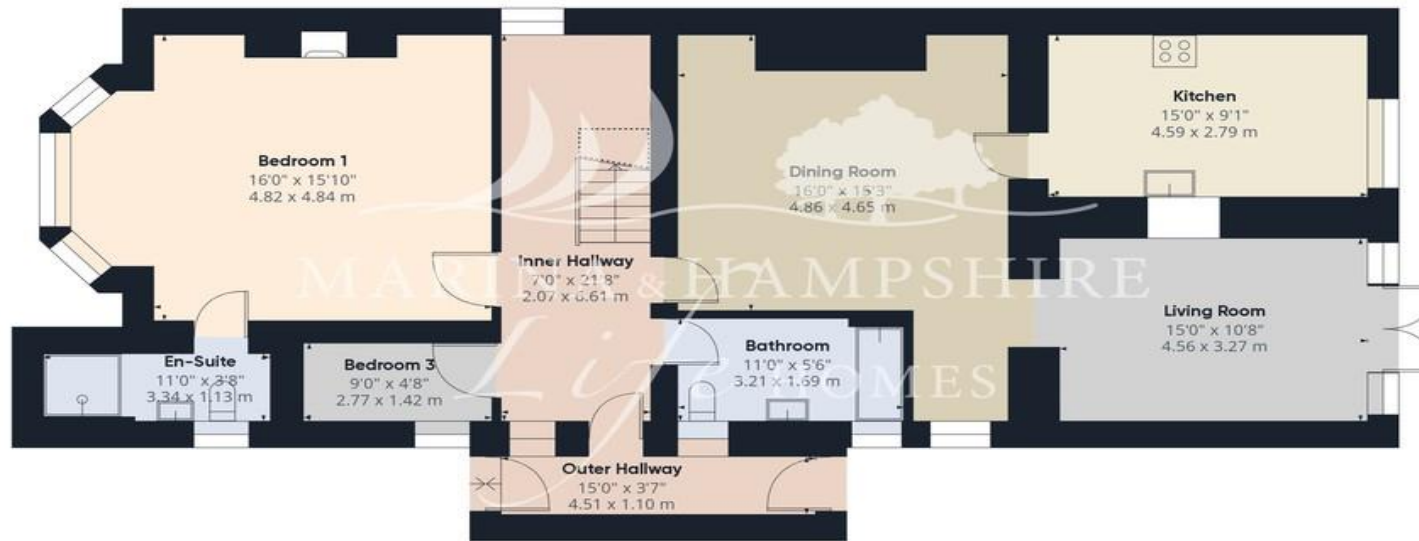
Apartment - Owns a quarter of the Freehold  
Council Tax Band A - Portsmouth City Council  
Heating - Gas Central Heating  
Electricity - Mains Supply  
Water - Mains Supply  
Broadband - Fibre Available  
EPC - on order  
Maintenance Charge (pa) £1200

## VIEWING BY APPOINTMENT THROUGH HAMPSHIRE LIFE HOMES ONLY

All measurements quoted are approximate and are for general guidance only. The fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. These particulars are believed to be correct, but their accuracy is not guaranteed and therefore they do not constitute an offer or contract.








Floor 0



Floor 1

<b>Approximate total area<sup>(1)</sup></b>
1520.83 ft <sup>2</sup>
141.29 m <sup>2</sup>
<b>Reduced headroom</b>
17.87 ft <sup>2</sup>
1.66 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.

GIRAFFE360

11 The Boardwalk, Port Solent, Portsmouth, Hampshire, PO6 4TP

[www.hampshirlifehomes.co.uk](http://www.hampshirlifehomes.co.uk)  
[info@hampshirlifehomes.co.uk](mailto:info@hampshirlifehomes.co.uk)  
 02392 373 446

**Energy Performance Certificate on Order**