



FOR SALE

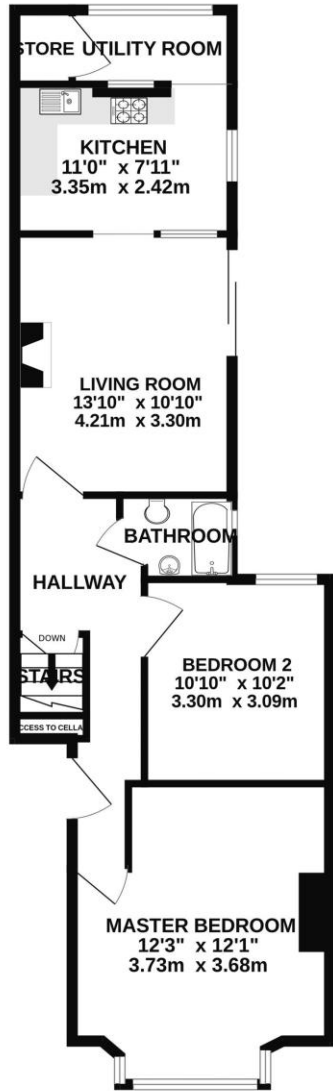
£210,000

82a Devonshire Avenue,
Southsea, PO4 9EG.

ESTATE  AGENTS

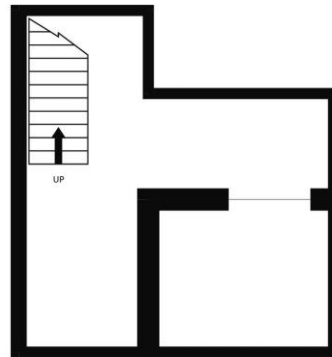
**LAWSON
ROSE**

GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

BASEMENT



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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£210,000

82a Devonshire Avenue, Southsea

This converted ground floor apartment is well presented throughout, potentially providing an ideal first time or investment purchase. Located in the requested Devonshire Avenue, the apartment is being offered with no forward chain! Upon entering, off the hallway are two great sized double bedrooms, a stylish fitted bathroom suite and a sizeable living space, with sliding doors leading out into the enclosed south facing rear garden. There is a fitted kitchen and separate utility area, plus a spacious sized cellar with great potential, currently used for storage. Additionally the property is double glazed and gas centrally heated throughout, plus there is permit parking in the local area. Given the opportunity on offer, we highly recommend booking an internal viewing to appreciate all the property has to offer. For further information or to arrange a time to view, please contact the Lawson Rose sales office today.

Services

Electricity, gas, mains water and mains drainage are available. Please note that none of the services or appliances have been tested by Lawson Rose. **Council Tax - Band A Tenure - LEASEHOLD** Current lease 999 years from 29.9.1973 Maintenance 'As and when' between first floor flat. Ground Rent: N/A



02392 367 779 - contactus@lawsonrose.com

131 Winter Road, Southsea, P04 8DS



