



## 38 Nelson Road, Southsea, PO5 2AS

**Asking Price £152,999**

Located perfectly on the charming Nelson Road in Southsea, this delightful flat offers a perfect blend of character and modern living. The property is situated within a building that dates back to 1900, showcasing the timeless appeal of its era.

The property boasts a spacious reception room, ideal for relaxation or entertaining guests. The large bay window engulfs the room with natural light making it an inviting and happy space. The flat features a well proportioned, comfortable bedroom, providing a peaceful retreat at the end of a day.

This property is perfect for individuals or couples seeking a home in a vibrant area. With shops, bars, restaurants, a theatre and the seafront all within walking distance, this property location really is idyllic.

With its charming features, prime location, with over 900 years left on the lease and with it being CHAIN FREE, this flat on Nelson Road presents an excellent opportunity for those looking to embrace the Southsea lifestyle and it is sure to impress.

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and / or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their Solicitors as to the freehold / Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended / converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must, themselves verify their accuracy. Where a room layout is included, this is for general guidance only, it is not to scale, and its accuracy cannot be confirmed.

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**Lounge 14'8" x 10'5" (4.48 x 3.19)**

**Bathroom 9'3" x 5'2" (2.83 x 1.59)**

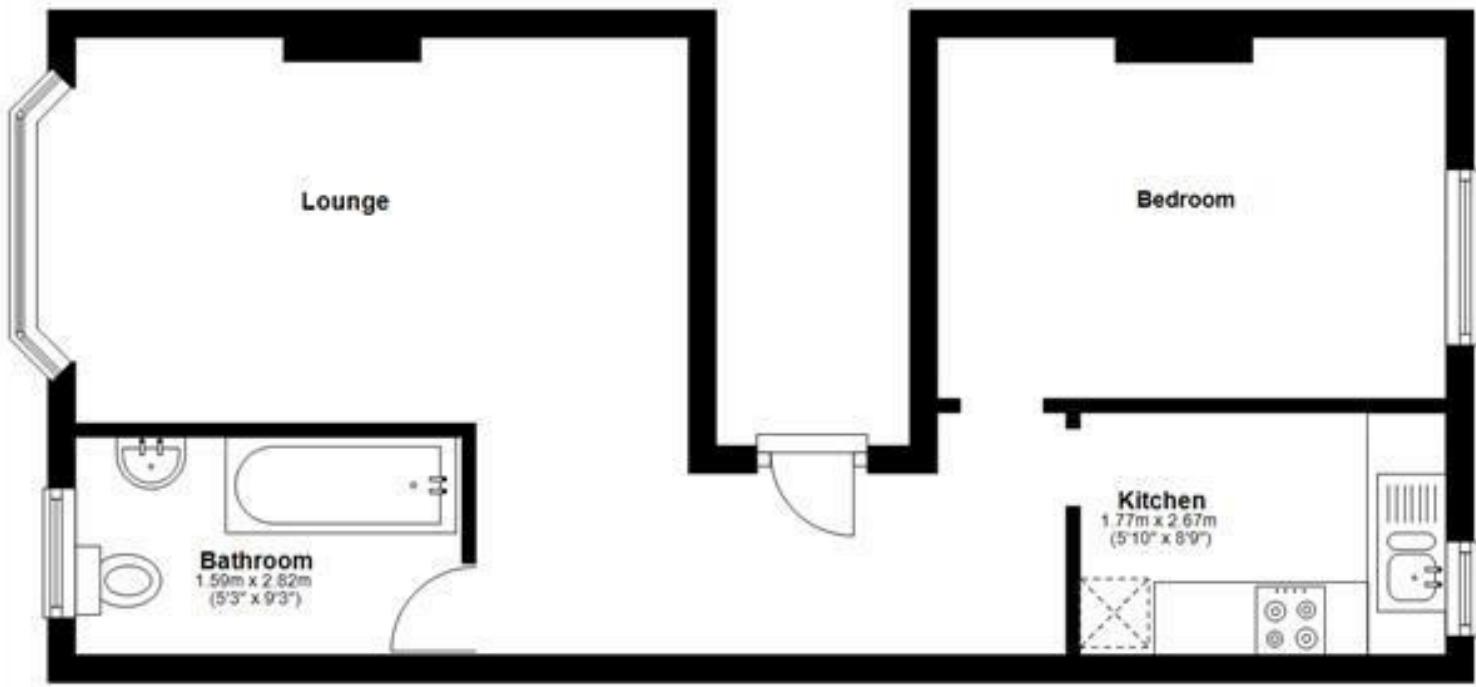
**Bedroom 12'2" x 5'7" (3.71 x 1.72)**

**Kitchen 8'9" x 5'9" (2.67 x 1.77)**

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## Ground Floor

Approx. 39.6 sq. metres (426.5 sq. feet)



Total area: approx. 39.6 sq. metres (426.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales		74	77
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			