



## King Street, Southsea, PO5 4EQ

### Asking Price £214,995

Located in the vibrant area of Southsea, this charming CHAIN FREE property on King Street offers a delightful blend of comfort and convenience. With warm and inviting, well-proportioned rooms, this property is perfect for small families, couples, or individuals seeking a peaceful retreat in a lovely neighbourhood.

The property has been beautifully renovated and offers a brand new, modern feel, sure to impress any buyer.

The property boasts a spacious reception room and this inviting space is ideal for relaxation or entertaining guests, providing a welcoming atmosphere for all occasions. The property, with rear OFF STREET ALLOCATED PARKING, also has a PRIVATE ENTRANCE and an enclosed PRIVATE GARDEN and is an excellent opportunity to enjoy the best of Southsea living, combining modern amenities with a prime location.

Call to book a viewing quickly as you will be disappointed if this property slips away!

Council Tax Band: B

Annual service / insurance charge: £230.10

Annual ground rent: £80.00

# King Street, Southsea, PO5 4EQ

Front reception room 16'9" x 11'5" (5.13 x 3.50)

Kitchen 10'8" x 7'6" (3.26 x 2.29)

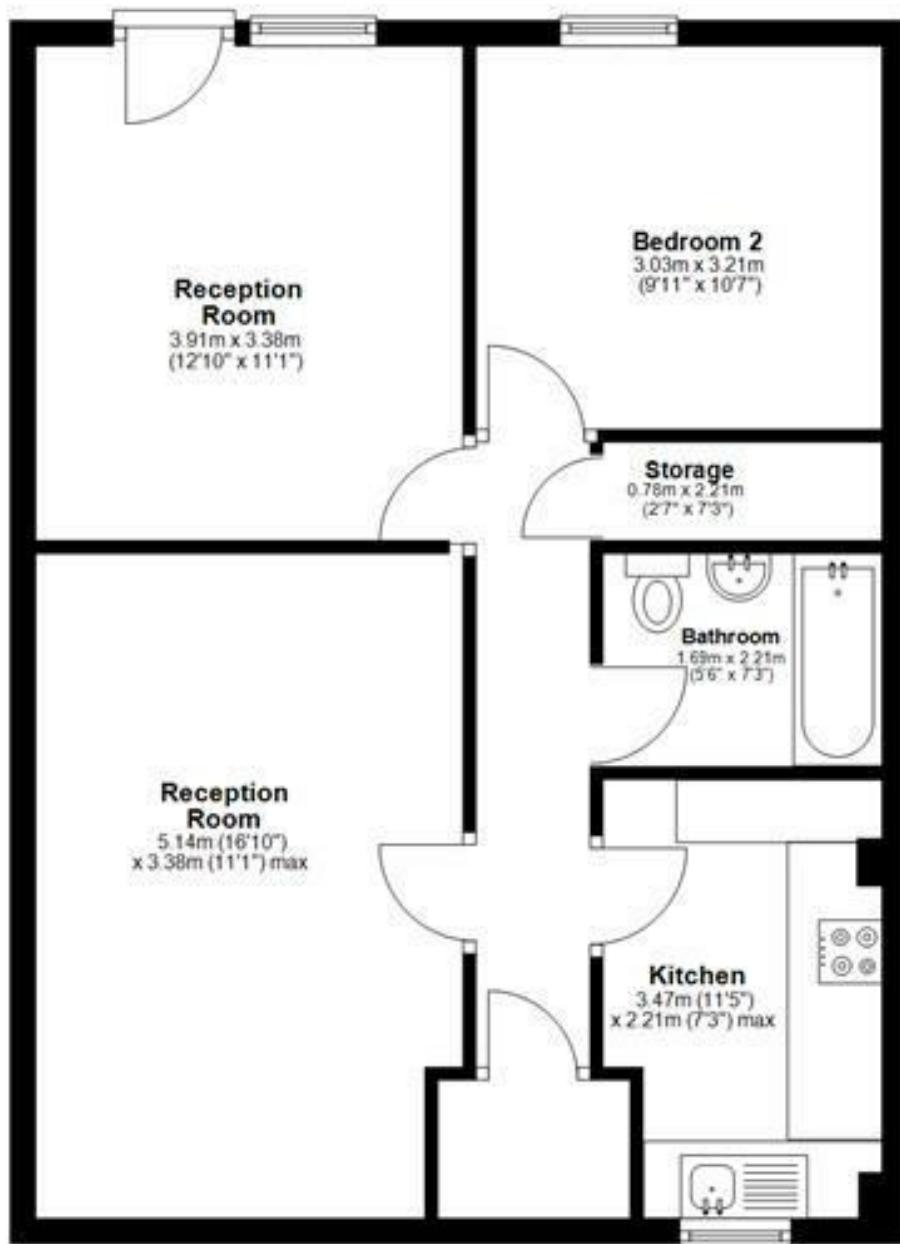
Rear reception room 13'3" x 11'5" (4.06 x 3.48)

Bedroom 2 7'1" x 9'11" (2.16 x 3.03)

Bathroom 7'4" x 5'6" (2.26 x 1.69)

## Ground Floor

Approx. 61.7 sq. metres (663.7 sq. feet)



Total area: approx. 61.7 sq. metres (663.7 sq. feet)

Energy Efficiency Rating	
	Current
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	

Environmental Impact (CO <sub>2</sub> ) Rating	
	Current
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	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	