



**Waverley Road, Southsea PO5 2PP**

**welcome to**

**Waverley Road, Southsea**

Two bedroom second floor apartment. Located within the heart of southsea, this is a must see property. Bright and modern throughout. Great for a first time home buyer or investors. Call us today on 02392 293100 to view!



Fox & Sons Southsea are delighted to present this beautifully maintained two-bedroom second floor apartment, ideally situated in the very heart of Southsea.

This bright and modern property offers an excellent opportunity for both first-time buyers looking to step onto the property ladder and investors seeking a strong addition to their portfolio. Presented in great condition throughout, the apartment boasts a contemporary feel combined with comfortable living spaces, making it ready to move straight into.

Upon entering, you are welcomed by a well-proportioned hallway leading through to a spacious and light-filled living area, perfect for relaxing or entertaining guests. Large windows allow natural light to flood the space, enhancing the apartment's airy and inviting atmosphere. The modern kitchen is thoughtfully designed, offering a range of fitted units, ample worktop space, and room for essential appliances.

The property comprises two well-sized bedrooms, both offering flexibility for use as sleeping accommodation, a home office, or guest space. The bathroom is finished to a clean and modern standard, complete with contemporary fittings.

Located in a highly sought-after central Southsea position, the apartment benefits from being just moments away from a wide range of local amenities including shops, cafes, restaurants, and transport links. The seafront and popular Albert Road are also within easy reach, adding to the property's appeal and convenience.

## Second Floor

### Entrance Hall

### Bedroom One

11' 4" x 9' 3" ( 3.45m x 2.82m )

### Bathroom

7' 7" x 4' 4" ( 2.31m x 1.32m )

### Bedroom Two

13' x 11' ( 3.96m x 3.35m )

### Living Room/Kitchen

13' 11" x 11' 4" ( 4.24m x 3.45m )



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welcome to

## Waverley Road, Southsea

- TWO BEDROOM SECOND FLOOR FLAT
- BRIGHT AND MODERN THROUGHOUT
- GOOD SIZE LIVING ROOM WITH KITCHEN ATTACHED
- CLOSE TO LOCAL AMENITIES AND SOUTHSEA SEAFRONT
- MUST SEE PROPERTY

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SOS106468 - 0003

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