





## Flat 2 Fastnet House, South Parade, Southsea, PO5 2JG

TO BE SOLD BY PUBLIC AUCTION AT A DATE TO BE CONFIRMED  
(UNLESS SOLD PREVIOUSLY).

GUIDE PRICE: £125,000-£135,000.

We invite IMMEDIATE CASH OFFERS, prior to possible Public Auction, for this well-appointed, purpose-built ONE BEDROOM HALL FLOOR SEAFRONT APARTMENT, benefitting from ALLOCATED CAR SPACE, central heating, replacement double-glazing, and secure entry; VERY KEENLY GUIDED to reflect SHORT REMAINING LEASE TERM. Built in the mid-1960s, 'Fastnet House' is a sought-after eleven-storey residential development occupying a prominent position at the junction of South Parade with Burgoyne Road, directly opposite Seafront ornamental gardens, minutes only from the open beach, and some half a mile from Southsea Town Centre (Palmerston Road Shopping Precinct).



At upper ground level, and with an outlook to the south and west, Flat 2 itself has been the subject of relatively recent refurbishment, presenting now to a good overall standard, but rewarding modest cosmetic attention. Full details are given as follows:

### **LEASE DETAILS**

The flat is held on the balance of a 99 years lease from December 1966, with some 41 years only remaining. The seller here being subject to a Court of Protection Order, no action can or will be taken to initiate a lease extension (although a valuation has been obtained), this being a matter for the eventual buyer to pursue at their own expense.

Canopied steps up to:

### **RECESSED PORCH**

With glazed, automatic main front door, having video entry system, to:

### **SPLIT-LEVEL LOBBY**

Lift and stairs to upper floors.

### **FLAT 2**

#### **ENTRANCE HALL**

4 recessed ceiling spotlights. Video security entry phone.

#### **SHOWER ROOM & W.C.**

(Formerly with bath). Contemporary white suite comprising: walk-in shower with

'Triton' mixer, low flush WC with concealed cistern, and handbasin with mixer tap plus cupboards under. Extractor. Contemporary towel rail. 4 recessed ceiling spotlights.

### **KITCHEN/BREAKFAST ROOM**

13'10 x 7'4 (4.22m x 2.24m)

Fitted and equipped with: base and wall cupboards, work surfaces with tiled surround, single drainer stainless steel inset sink with mixer tap, electric oven, 4-ring ceramic hob with extractor, 'fridge/freezer. 'C & M' wall-mounted gas fired hot water boiler. Tiled floor. UPVC replacement double-glazed window to front elevation. 8 recessed ceiling spotlights.

### **BEDROOM**

14'6 x 10'3 (4.42m x 3.12m)

UPVC replacement double-glazed window to side elevation. Radiator with ornamental grille. Wall-length range of built-in wardrobe and storage cupboards. Security intercom telephone.

### **LIVING ROOM**

17'6 x 14'6 (5.33m x 4.42m)

A dual-aspect room with UPVC replacement double-glazed windows to the front and side. Radiator with ornamental grille. Multi-pane glazed door from Hall.

### **OUTSIDE**

### **ALLOCATED CAR SPACE**

Well-positioned adjacent the building's

main entrance and having vehicular access via Burgoyne Road.

### **GENERAL INFORMATION**

TENURE: 99 years leasehold from 29.12.1966 (41 years remaining).

SERVICE CHARGE: £2,616.84 p.a. (to include communal central heating).

GROUND RENT: £60 p.a.

COUNCIL TAX: Band 'A' - £1,453.95 per annum (2025-26).

### **EPC 'E'**

### **VIEWING**

By appointment with SOLE AGENTS & AUCTIONEERS.

D. M. NESBIT & CO.

(17786/048300)

### **ADDITIONAL AUCTION COSTS**

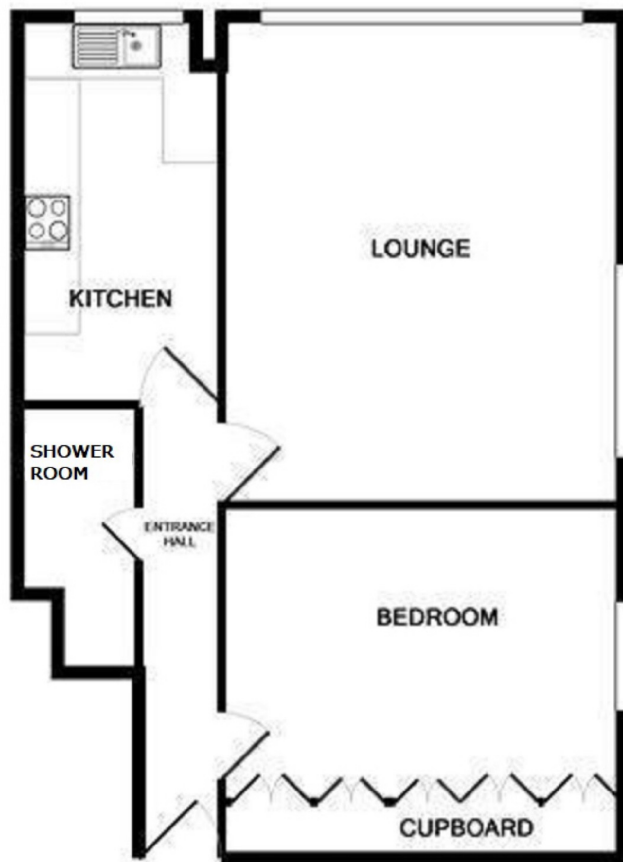
A Buyer's Premium of £450 + V.A.T., will be payable by the purchaser to the Auctioneers, either in the Saleroom or, if the Lot is sold prior to Auction, at the offices of Nesbit & Co. An Auction Legal Pack (including Contract of Sale and Special Conditions) will be prepared by the Seller's Solicitors and available for inspection by interested parties. Those intending to bid are advised to make themselves aware of the content of the Legal Pack, containing, as it will, information in respect of any other charges that may apply (Search Fees and/or Seller's legal costs for example).





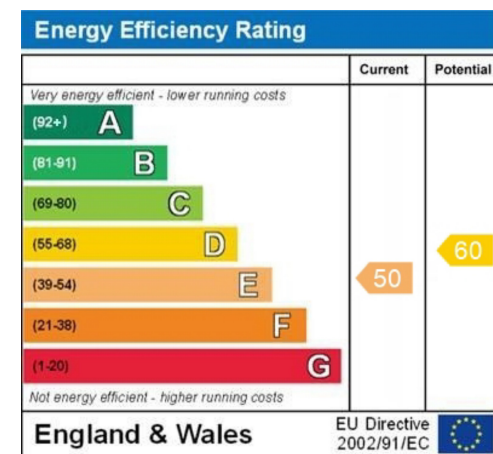






TOTAL APPROX. FLOOR AREA 58.1 SQ.M. (626 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**D.M.Nesbit & Company** 7 Clarendon Road, Southsea, Portsmouth Hampshire PO5 2ED T: 023 9286 4321 [www.nesbits.co.uk](http://www.nesbits.co.uk)

These Particulars are believed to be correct, but their accuracy is not guaranteed and they do not form any part of any contract

