

# bushnell porter



## Parade View Mansions Royal Gate Southsea PO4 9XJ



- Communal entrance hall
- Security entrance phone
- Lift and stairs to all floors
- Owners entrance hall
- Front aspect lounge with views over the original parade ground
- White shaker design panel effect kitchen
- Two bedrooms
- White three piece bathroom suite
- Ensuite shower room to master bedroom
- Gas central heating
- Allocated parking space
- Use of communal facilities including lawned original parade ground and tennis court

### Independent Estate Agents

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**A two bedroom second floor front aspect apartment overlooking the original parade ground of the Royal Marine Barracks with gas central heating and allocated parking and close to Eastney Esplanade.**

## **ACCOMMODATION**

**COMMUNAL ENTRANCE HALL** security entrance phone, lift and stairs to all floors.

**OWNERS ENTRANCE HALL** wood grain panel effect Georgian style doors with brass effect furniture to all rooms, panelled radiator, electrical trip switches, security entrance phone, two built-in storage cupboards, central heating room thermostat, plain plastered ceiling with inset ceiling spotlights, smoke detector.

**LOUNGE** 13ft 7 (4.14m) x 15ft 1 (3.61m) dual front aspect room via period style single glazed sash windows overlooking the original parade ground together with tennis courts, museum and Southsea seafront beyond, two panelled radiators, television point, telephone point, three wall light points, coved and plain plastered ceiling with inset ceiling spotlights, archway leading through to kitchen.

**KITCHEN** 10ft (3.04m) x 7ft 7 (2.33m) white high gloss shaker design panel effect units with brushed steel effect furniture, inset single bowl single drainer sink with chrome monobloc mixer tap over, granite effect roll edge work surfaces, white tiled splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards, built-in electric oven with adjacent four ring gas hob and cooker hood over, integrated fridge, integrated freezer, integrated washing machine and dishwasher, tiled flooring, plain plastered ceiling with inset ceiling spotlights, cupboard concealing boiler.

**BATHROOM** 8ft 10 (2.71m) x 5ft 6 (1.69m) white three piece suite comprising panel enclosed bath with tiled surround, decorative mosaic dado and picture rail tile, chrome bath/shower mixer, glazed screen, ceramic wash hand basin with chrome monobloc mixer tap and pop-up waste, white high gloss storage cupboard below with chrome furniture, close coupled wc, panelled radiator, shaver point, extractor fan, plain plastered ceiling with inset ceiling spotlights, tiled flooring.

**BEDROOM 1** 24ft 6 (7.47m) reducing to 18ft 3 (5.57m) x 8ft 10 (2.70m) reducing to 7ft 3 (2.23m) reducing to 3ft (0.91m) bedroom incorporating ensuite shower room, panelled radiator, telephone point, front aspect period style sash window overlooking parade ground, original Marine Barracks and Museum and towards Southsea seafront, plain plastered ceiling with inset ceiling spotlights, Georgian style wood grain panel effect door with brass effect furniture leading to ensuite shower room.

**ENSUITE SHOWER ROOM** 5ft 9 (1.77m) x 5ft 6 (1.68m) three piece suite comprising corner shower cubicle with two mosaic tiled walls, glazed door/screen, chrome shower mixer, ceramic wash hand basin with chrome monobloc mixer tap and pop-up waste, white high gloss storage cupboards below with chrome furniture, close coupled wc, panelled radiator, shaver point, tiled flooring, plain plastered ceiling with inset ceiling spotlights and extractor fan.

**BEDROOM 2** 12ft 7 (3.84m) x 8ft 6 (2.59m) front aspect room via period style sash window overlooking parade ground, Marine Barracks and Museum and Southsea seafront beyond, panelled radiator, plain plastered ceiling with inset ceiling spotlights, recess with built-in double wardrobe via sliding doors concealing hanging rail and storage shelf space.

**OUTSIDE** to the front of the property there is an allocated car parking space plus visitors car parking, access to communal facilities including parade ground, tennis court and access to Southsea seafront.

**NB: AGENTS NOTES** an internal inspection is highly recommended to appreciate this second floor apartment situated within the original Marine Barracks that has views over the original parade ground.

## COUNCIL TAX – Portsmouth City Council – Band E - £2,665.57 (2025/2026)

### LEASEHOLD

Lease length – Approx' 969 years remaining

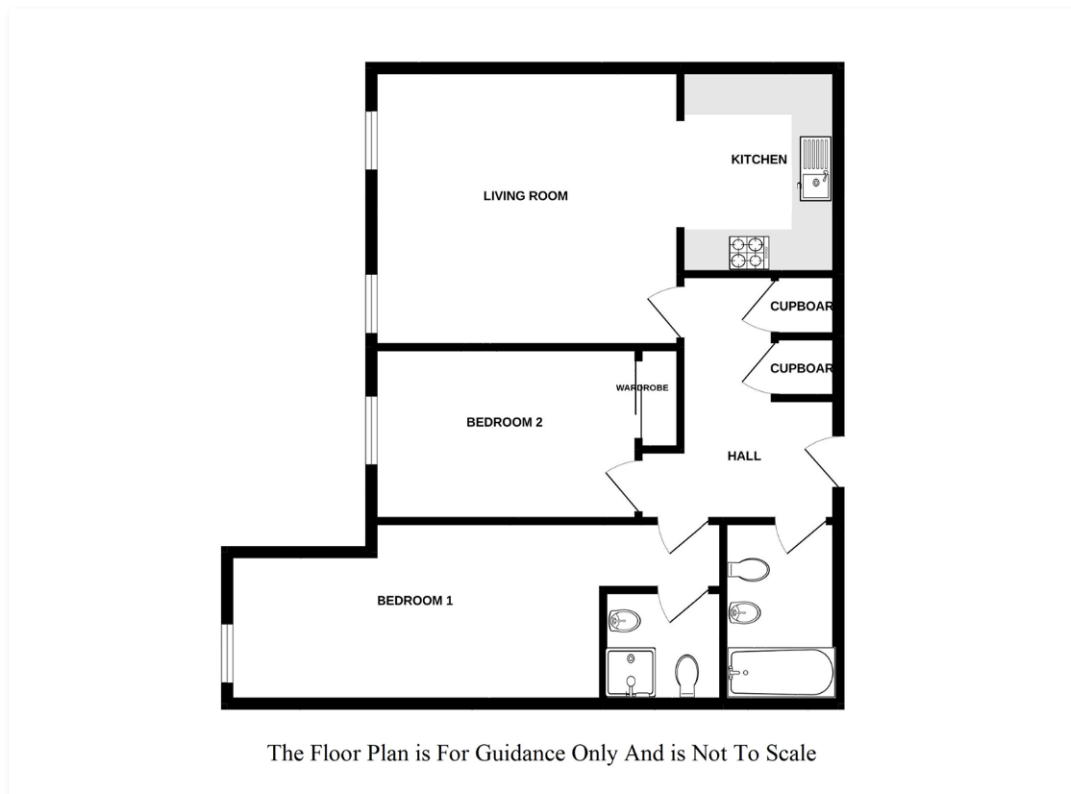
Maintenance charges – Approx' £1,900 per year (Currently paid monthly at £190.00 for 10 months)

Ground rent – Peppercorn

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REF: TK/SC/060225/4792



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

