



**Price**

**£80,000**

**Leasehold**

2x  2x  1x 

**Solent Way, Melville  
Road, Southsea,  
Hampshire, PO4**

**cubitt & west**  
Helping you move forwards



## Main features

- Secure gated private site open 12 months of the year
- Off road parking for multiple vehicles
- Benefits from an en-suite and utility room
- Situated close to the beach and local parks

## Accommodation

### GROUND FLOOR

#### Entrance Hall

**Lounge** : 17'0 x 9'11 (5.19m x 3.02m)

**Kitchen/Dining Area** : 19'8 x 9'5 (6.00m x 2.87m)

**Utility**: 6'7 x 5'11 (2.01m x 1.80m)

**Bedroom 1**: 10'5 x 9'8 (3.18m x 2.95m)

**Wardrobe**: 5'11 x 2'11 (1.80m x 0.89m)

**Bathroom**: 9'5 x 5'6 (2.87m x 1.68m)

**Bedroom 2**: 9'5 x 9'3 (2.87m x 2.82m)

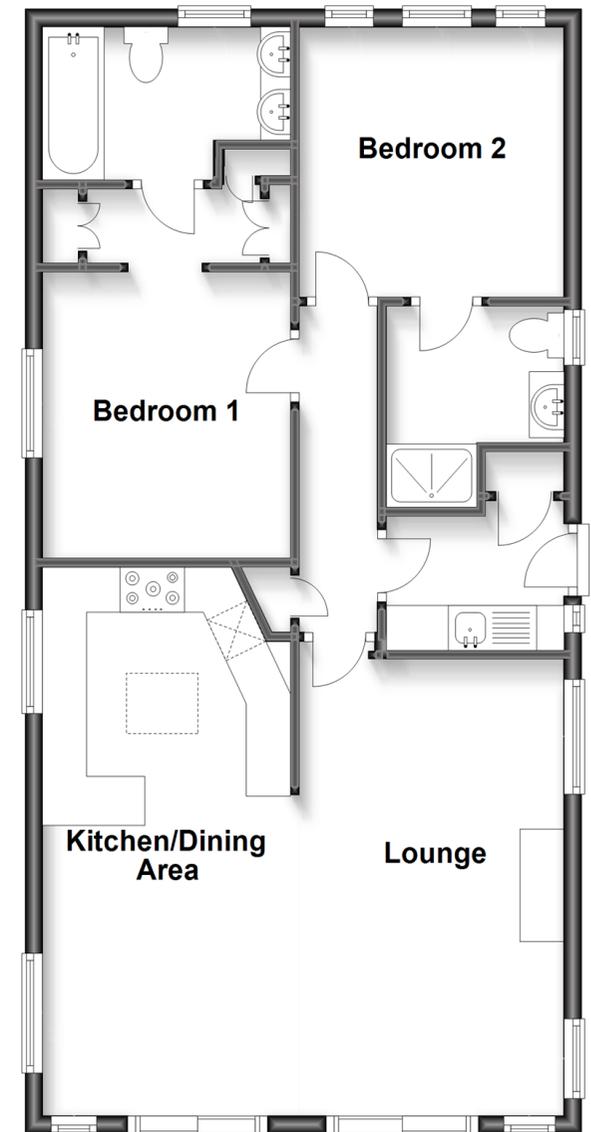
**En-Suite Shower Room**: 6'8 x 4'8 (2.03m x 1.42m)

### OUTSIDE

- Balcony/Terrace
- Off Road Parking

## Ground Floor

Approx. 71.6 sq. metres (770.4 sq. feet)



Call Southsea - 023 9229 6396 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)

- This property is not standard construction which could affect mortgage lending, please contact us before proceeding
- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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