

BEACHTOWER

11 ST HELENS PARADE, SOUTHSEA, PO4 0QJ

A FREEHOLD OPPORTUNITY
COMPRISING SEVEN FLATS IN A
PRIME SEASIDE LOCATION

Potential for
development,
subject to
planning consent

Corner Plot

Affluent location

Uninterrupted
sea views

6 parking
spaces and
3 garages

FOR SALE



A SIGNIFICANT DEVELOPMENT OPPORTUNITY

Beach Tower is a substantial property comprising seven flats and located in Southsea, to the south of Portsmouth city centre and to the east of Old Portsmouth.

The property is positioned at the junction of Granada Road and the A288, with Canoe Lake immediately opposite to the east and Southsea Beach to the South.

Beach Tower is a locally listed character property comprising seven apartments and is assumed to be of traditional construction with brick facing elevations under a pitched roof, with a tower and turret to the southeast elevation.

Externally, the property benefits from landscaped gardens, a triple garage and 6 parking spaces.



Accommodation

The property comprises a total 7 flats, with a mixture of studio, one bedroom and two-bedroom flats.

Flat/ Area	No. of Bedrooms	GIA sq.m	GIA sq.ft
Basement Level - Flat 1	2	107.64	1,159
Ground Floor - Flat 2	1	60.45	6,51
Ground Floor - Flat 3	2	93.52	1,007
Ground Floor - Flat 3A	Studio	27.23	293
First Floor - Flat 4	2	79.52	856
First Floor - Flat 5	2	94.05	1,012
Second Floor - Flat 6	3	107.13	1,153
Basement		195.98	2,110
Garages	Triple	34.32	369

We measure the site area to be 0.19 acres or 0.08 hectares.

A PRESTIGIOUS SEASIDE SITUATION

Tenure

The site is held freehold under title number Freehold Title PM7484

VAT

We understand VAT will be payable in addition to the purchase price

Proposal

We are seeking unconditional offers in excess of £1,400,000 for the Freehold interest, subject to contract and exclusive of VAT.

Offers will be invited by way of an informal tender.

FURTHER INFORMATION

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