

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



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 PRIME LOCATION

Beach Tower is located in Southsea, a prosperous locality within Portsmouth, situated at the southern-most tip of Portsea Island.

Originally a Victorian seaside town, the area has developed into a distinct suburb, complete with an established local retail and leisure offering centred on the pedestrianised precinct of Palmerston Road.

Portsmouth itself is a major city with a population of approximately 205,056 persons (2011 Census), forming part of the wider Solent conurbation. The city is located approximately 65 miles south-west of Central London and 19 miles east of Southampton.

Direct rail services to London Waterloo are available from Portsmouth and Southsea Railway Station, situated immediately to the south of the city centre, and Portsmouth Harbour Railway Station, which lies adjacent to Gunwharf Quays, in an approximate journey time of 1 hour 30 minutes.







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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