



**33 Cumberland Court, 30 Festing Road
Southsea, PO4 0NH**

Offers Over £285,000

co^ogroves

Sales, Rentals and Block Management

33 Cumberland Court, 30 Festing Road, Southsea, PO4 0NH

GUIDE PRICE £285,000-£300,000. 3 BEDROOM GROUND FLOOR APARTMENT WITH SHARE OF FREEHOLD, GARAGE AND OFFERED WITH NO CHAIN. We are pleased to offer for sale this 3 bedroom ground floor apartment which requires updating but has been priced to allow for refurbishment. The accommodation comprises 3 bedrooms, good size lounge/dining room, kitchen, bathroom and separate WC. Other benefits include double glazing, gas central heating and a well maintained block/communal gardens. Conveniently located close to seafront, Canoe Lake, Albert Road, bars, restaurants, cafes, shops and bus routes.

Communal Entrance

Security intercom providing access to communal hall with flat front door to:

Entrance Hall

Two storage cupboards, security entry phone, textured ceiling, radiator.

Lounge/Dining Room

16'4 x 13'2 (4.98m x 4.01m)
Double glazed window to front, coved ceiling, feature fireplace, radiator.

Kitchen

10'2 max x 10'3 (3.10m max x 3.12m)
Single drainer stainless steel sink unit with wall and base cupboards. Electric cooker, plumbing for washing machine, space for fridge, double glazed windows to rear overlooking communal gardens. Garden to side leading to communal garden.

Bedroom 1

16'7 x 10'5 (5.05m x 3.18m)
Two double glazed windows to rear overlooking communal gardens. Coved ceiling, built in wardrobe, radiator.

Bedroom 2

14'9 into bay x 10' (4.50m into bay x 3.05m)
Double glazed bay window to front, radiator.

Bedroom 3

10'8 x 7'4 (3.25m x 2.24m)
Double glazed window to front, radiator.

Bathroom

5'8 x 5'5 (1.73m x 1.65m)
White suite comprising bath with shower attachment, wash hand basin, part tiled walls, laminate flooring, double glazed window to side, heated towel rail, extractor.

Cloakroom

5'6 x 5'1 (1.68m x 1.55m)
WC, wash hand basin, window to side, Ideal gas boiler.

Garage

17'3 x 8'5 (5.26m x 2.57m)
Electric gates giving access to the garage area where Number 23 is located, which has an up and over door.

Additional Information

Tenure - Share of freehold
Lease - 999 Years from 17/02/2023 - 996 Years remaining
Service Charges - £4100pa which includes maintenance fees, reserve fund and buildings insurance
Ground Rent - N/A

Council Tax - Band - D

The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and

fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply they have been tested.





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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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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