

17 PRIORY COURT

FAWCETT ROAD | SOUTHSEA | PO4 0DR



£130,000
Leasehold

- Top Floor Apartment in Converted Church
- Southerly Facing Rooftop Views
- New Carpets and Redecorated Throughout
- Open Plan Kitchen /Living Area
- Double Bedroom
- Vacant Property
- Bathroom
- Ideally situated close to shops, cafe's and within easy reach of Fratton Station



In Brief

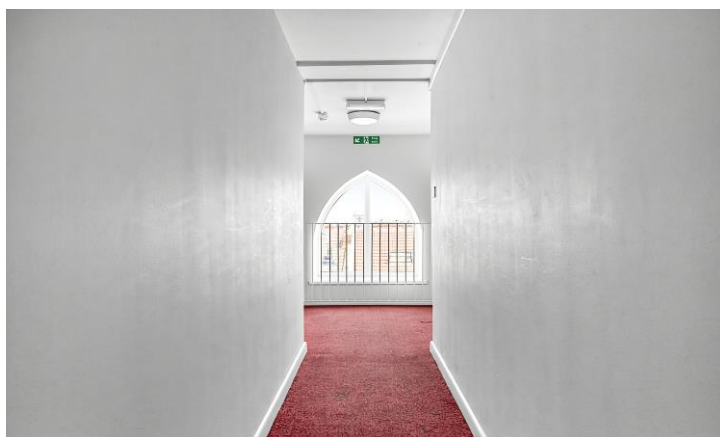
Nestled within the striking and characterful Priory Court — a converted church building on Fawcett Road — this charming top-floor one-bedroom apartment offers a unique blend of period architectural interest and modern, open-plan living. Stepping into the apartment, you are welcomed by an entrance hall leading through to the main living space. The open-plan kitchen and lounge serves as the heart of the home, bathed in light and boasting far-reaching city rooftop views. The kitchen area is thoughtfully integrated to maximize counter space and storage, making it perfect for cooking while entertaining guests. The double bedroom offers a peaceful, well-proportioned retreat with space for wardrobes and bedroom furniture. Completing the interior is a classic bathroom suite featuring a full-sized bath (with shower over). The Location is everything, and Priory Court puts the very best of Southsea on your doorstep: Fawcett Road itself is packed with independent cafes, bakeries, convenience stores, and everyday essentials right outside your door. Fratton Train Station is just a short, easy walk away, offering direct rail connections to London Waterloo, Southampton, and beyond. You are within easy reach of the vibrant nightlife on Albert Road and just a quick stroll or cycle down to Southsea Seafront, the Common, and the beach. Ideal For Whether you are a first-time buyer looking for a standout home with character, a professional needing hassle-free transport links, or an investor seeking a high-

demand rental in central Southsea, this property represents an outstanding opportunity.

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KEY FACTS

Tenure - Leasehold EPC Rating: D Council Tax Band: A



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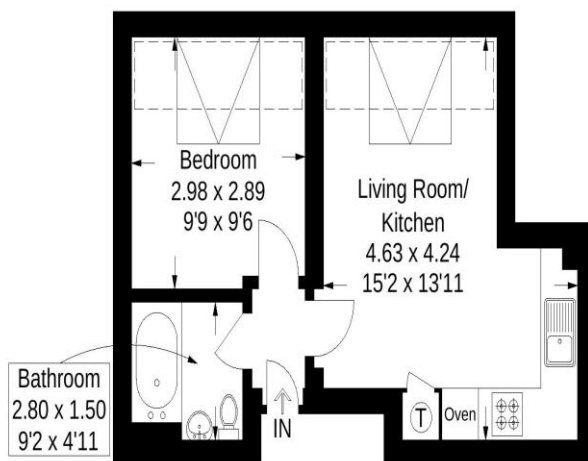
Priory Court, Fawcett Road, Southsea

Approximate Gross Internal Area = 26 sq m / 280 sq ft

(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 4.5 sq m / 48 sq ft

Total = 30.5 sq m / 328 sq ft



Third Floor

 = Reduced headroom below 1.5m / 5'0"

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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