

# LONDON ROAD

HILSEA | PORTSMOUTH | PO2 9LD



£175,000  
Leasehold

- First Floor Flat
- Two Double Bedrooms
- Deceptively Spacious
- Spacious Fitted Kitchen & Bathroom
- Popular Hilsea Location
- Close To Local Amenities & Transport Links







## In Brief

We are delighted to welcome to the market this deceptively spacious two bedroom flat situated on London Road, Hulsea, conveniently located within easy access of local amenities, bus routes and motorway links.

As you enter, you're greeted by a sun-drenched living room that seamlessly blends relaxation and entertainment. There is an ample sized kitchen, family bathroom and two double bedrooms.

The apartment offers an abundance of character features and also benefits from full double glazing throughout, gas central heating and communal garden, which is shared between three flats.

We feel this delightful home would make a fabulous first time purchase, investment or for anyone looking simply to downsize. We recommend arranging your viewing to appreciate this wonderful property on offer.

£175,000

## KEY FACTS

Leasehold

100 Years Remaining On Lease

Maintenance - £600 Per Annum

Ground Rent - £200 Per Annum

Council Tax Band - A

EPC Rating - D





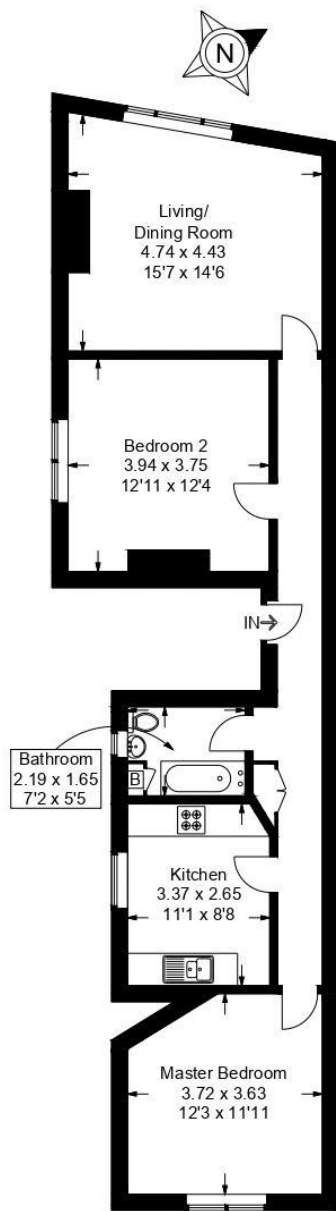
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## London Road, Hilsea

Approximate Gross Internal Area = 72.4 sq m / 779 sq ft



First Floor

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.

Southsea  
Sales & Lettings  
7/9 Stanley Street,  
Southsea, PO5 2DS  
Tel: 023 9281 5221

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The Seagull, 13 Broad Street,  
Old Portsmouth, PO1 2JD  
Tel: 023 9281 5221

Drayton & Out of Town  
Sales & Lettings  
139 Havant Road,  
Drayton, PO6 2AA  
Tel: 023 9221 0101

London  
Sales & Lettings  
Mayfair Office, Cashel House,  
15 Thayer Street, W1U 3JT  
Tel: 0870 112 7099

Southsea  
Admin Centre  
12 Marmion Road,  
Southsea, PO5 2BA  
Tel: 023 9282 2300

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