



**Nesbits**

Established 1921

**Flat 1, 77 Meon Road, Southsea, PO4 8NN**

**Price £159,995**



## Flat 1, 77 Meon Road, Southsea, PO4 8NN

Enjoying a popular location, this well-appointed and very attractively presented ONE BEDROOM FIRST FLOOR APARTMENT benefits from an equipped kitchen, utility lobby, gas central heating, replacement double-glazing, PRIVATE PATIO, and a LOFT ROOM suitable for a variety of uses. A first-class example of its type and a great opportunity for first time buyers or those down-sizing in particular. Meon Road runs from the main Milton Road to Mayles Road, No.77 being on the north side close to the junction with Hollam Road. This convenient, yet quiet, residential address offers ready access in and out of the city and a wide range of public amenities within a radius of some one mile only, including: Southsea Seafront, Langstone Harbour foreshore, Milton and Bransbury parks, main-line station, St Mary's Hospital, local shops, bus services, and various schools.



Available now to the open market with the further asset of NO ONWARD CHAIN, full details of this charming apartment are given as follows and early enquiry is invited:

Entrance, via Hollam Road through a pair of wrought-iron gates to courtyard having metal staircase to:

UPVC and obscure double-glazed front door to:

#### **UTILITY LOBBY**

'Ideal' gas fired central heating and hot water boiler. Plumbing for washing machine. UPVC replacement obscure double-glazed window. Inner door to:

#### **ENTRANCE HALL**

Single panel radiator.

#### **KITCHEN**

11'10 x 7'8 (3.61m x 2.34m)

Fitted and equipped with: base and wall cupboards, work surfaces with tiled surround, single drainer stainless steel inset sink with mixer tap, electric oven, and 4-ring gas hob with extractor canopy. UPVC replacement double-glazed window to Utility Lobby.

#### **INNER HALL**

Stairs to Loft Room.

#### **CLOAKROOM & W.C.**

Contemporary white suite comprising: low flush w.c. and rectangular handbasin with mixer tap plus cupboard under. UPVC replacement obscure double-glazed window.

#### **SHOWER ROOM**

7'9 x 7'6 (2.36m x 2.29m)

Contemporary white suite comprising: pedestal handbasin with tiled splashback, tiled shower cubicle. Single panel radiator. UPVC replacement obscure double-glazed window.

#### **BEDROOM**

10'10 x 11'8 (3.30m x 3.56m)

UPVC replacement double-glazed window to rear elevation. Single panel radiator.

#### **LIVING ROOM**

16'6 x 12'6 (5.03m x 3.81m)

UPVC replacement double-glazed window to front elevation. Double panel radiator.

#### **LOFT ROOM**

14'10 x 11'2 (4.52m x 3.40m)

Approached from the Inner Hall via a balustraded staircase. Pitched ceiling having 'Velux' double-glazed roof window to rear slope. Access to eaves

storage. This room is considered ideally suited to a variety of informal uses.

#### **OUTSIDE**

##### **PRIVATE PATIO**

10'0 x 9'6 (3.05m x 2.90m)

Owned by the first floor flat and laid to decking with high-walled surround. Beyond this area is a further enclosed courtyard, 23'0 (7.01m) x 7'8 (2.34m), which is a space shared by both units (and across which the Ground Floor Flat has pedestrian access), but used also by the First Floor Flat as garden.

#### **GENERAL INFORMATION**

Tenure: 999 years Leasehold from 24th May 2021 (995 years remaining).

Service Charge: £750 p.a.

Ground Rent: A peppercorn.

#### **COUNCIL TAX**

Band 'A' - £1453.95 p.a. (2025-26).

#### **EPC**

Energy Rating 'E' (Floor Area 84 sq m approx.)

#### **VIEWING**

By appointment with SOLE AGENTS,  
D. M. NESBIT & CO.  
(17975/052380)

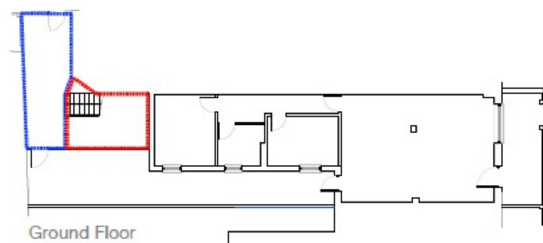




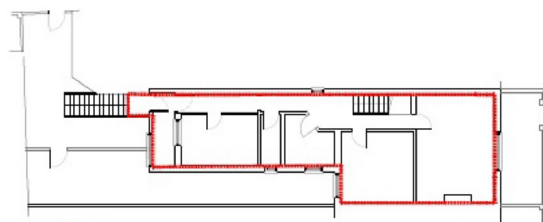




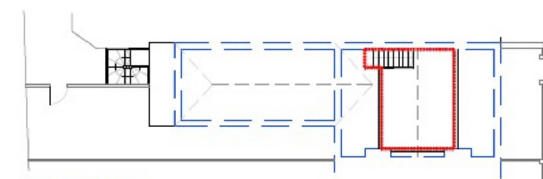




Ground Floor



First Floor



Second Floor



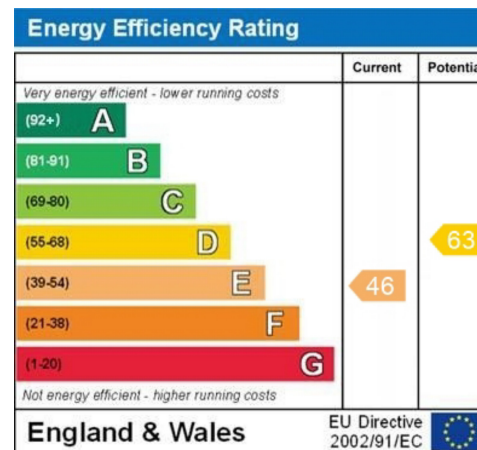
1:1250 Site Plan



Project  
77 Meon Road, Southsea

Title  
Lease Plan for  
77a Meon Road

Scale 1:200@A4 Rev B Date Mar '19



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