



Nesbits

Established 1921

Flat 3 Pains Lodge, Pains Road, Southsea, PO5 1AS

Price £175,000

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This well-situated, MODERN TWO BEDROOM GROUND AND FIRST FLOOR DUPLEX APARTMENT benefits from a 26ft Living Room/equipped Kitchen, double-glazing, electric heating, and generous PRIVATE GARDEN. An ideal opportunity either for first time buyers or investors (projected return circa £1,200 p.c.m., equivalent to a yield of around 8.25% p.a.).

A purpose-built block of just three units, "Pains Lodge" is positioned close to the junction of Pains Road with Somers Road, some half a mile only from Southsea Town Centre (Palmerston Road Shopping Precinct) and Portsmouth University's main campus, also within comfortable reach of a wider range of public amenities, including: local shops, main-line stations, bus services, various schools, historic Old Portsmouth, and the Gunwharf Quays leisure and retail complex.



The building features brick elevations under a pitched and slate roof, Flat 3 having its own access to the side. Let until recently, this spacious apartment is offered now with the further asset of NO ONWARD CHAIN. Its 21ft private garden will appeal to owner-occupiers in particular, whilst the location is considered well-suited to those with letting in mind. Full details are given as follows and early enquiry is urged:

Private entrance at side of building via UPVC front door to:

HALLWAY

Textured plaster ceiling. Night storage radiator. Stairs to first floor.

CLOAKROOM & W.C.

White suite comprising: handbasin, low flush w.c. Extractor. Textured plaster ceiling.

LIVING ROOM & KITCHEN

26'2 x 12'5 (7.98m x 3.78m)

Textured plaster ceiling with 6 recessed spotlights. Built-in storage cupboard with plumbing for washing machine.

Kitchen Area: fitted and equipped with: base and wall cupboards, work surfaces with tiled surround, 1½ bowl stainless steel inset sink with mixer tap, electric

oven, 4-ring ceramic hob with extractor canopy. Space for 'fridge and freezer. Wood-laminate flooring. UPVC double-glazed window to front elevation.

Living Area: Night storage radiator. Pair of UPVC and double-glazed French doors to garden.

FIRST FLOOR

LANDING

Textured plaster ceiling.

BATHROOM & W.C.

White suite comprising: panelled bath with 'Redring' independent shower mixer, pedestal handbasin, and low flush w.c., each having tiled surround. Extractor. UPVC and obscure double-glazed window to side elevation.

BEDROOM ONE

12'8 x 9'9 (3.86m x 2.97m)

Textured plaster ceiling. UPVC double-glazed window to front elevation. Night storage radiator. Deep built-in storage cupboard.

BEDROOM TWO

8'11 x 8'9 (2.72m x 2.67m)

Textured plaster ceiling. UPVC double-glazed window to front elevation. Night storage radiator.

OUTSIDE

REAR: Depth: 20'10 (6.35m) Width: 14'7 (4.45m) Generous private garden, laid to paving and shingle with walled surround.

GENERAL INFORMATION

Tenure: 125 years leasehold from 26/10/2004 (104 years remaining).

Service Charge: £800 pa

Ground Rent: £1 pa

COUNCIL TAX

Band 'B' - £1,696.27 per annum (2025-26).

EPC

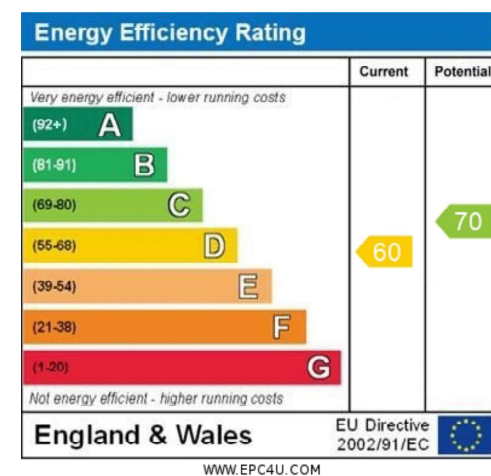
Energy Rating 'D' (Floor Area 60 sq m approx).

VIEWING

By appointment with SOLE AGENTS, D. M. NESBIT & CO. (18028/054400)







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