



Nesbits

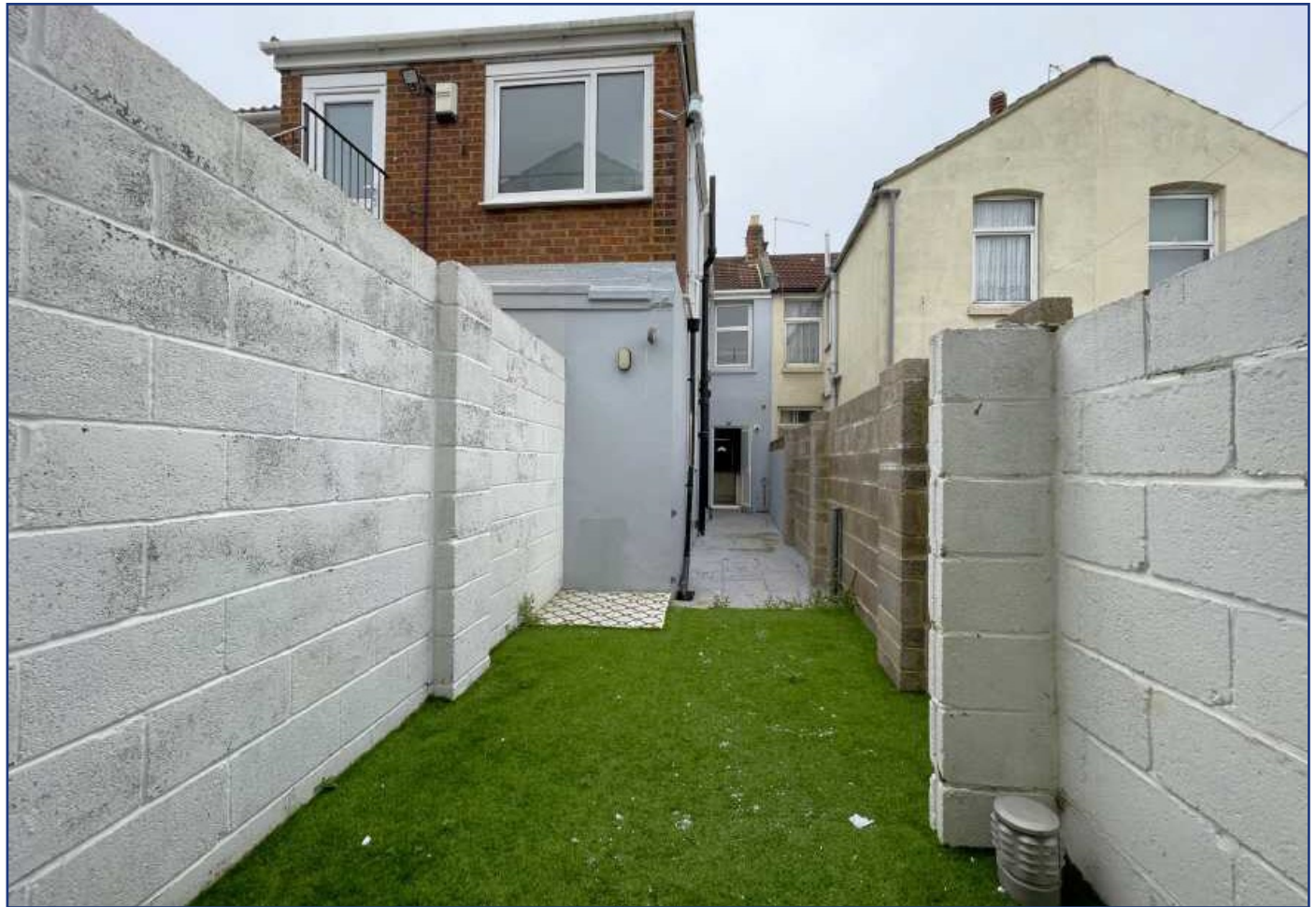
Established 1921

Ground Floor Flat, 77 Meon Road, Southsea, PO4 8NN

Price £159,995

Ground Floor Flat, 77 Meon Road, Southsea, PO4 8NN

Enjoying a popular location, this well-appointed and spacious TWO BEDROOM GROUND FLOOR APARTMENT benefits from a 23ft Living Room/equipped Kitchen, replacement double-glazing, gas fired central heating, and a generous PRIVATE PATIO GARDEN; a great opportunity for first time buyers in particular, also investors and those down-sizing. 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 places a wide range of public amenities within a radius of some on 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.



With its own entrance, and the further asset of NO ONWARD CHAIN, this attractive apartment is recommended for early viewing and full details are as follows:

UPVC private front door to:

LIVING ROOM/KITCHEN

23'7 x 16'3 (7.19m x 4.95m)

Living Area: UPVC replacement double-glazed window to front elevation. Single panel radiator. Through to:

Kitchen Area: fitted and equipped with: base cupboards, work surfaces having tiled surround, single drainer stainless steel inset sink with mixer tap, electric oven and 4-ring hob with extractor canopy. Plumbing for washing machine. Double panel radiator. "Glow-worm" gas fired central heating and hot water boiler. UPVC and double-glazed door to rear garden. Through to:

INNER HALL

Double panel radiator.

BEDROOM ONE

10'10 x 9'6 (3.30m x 2.90m)

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

BEDROOM TWO

11'6 x 7'5 (3.51m x 2.26m)

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

SHOWER ROOM & W.C.

Contemporary white suite comprising: pedestal handbasin, low flush w.c., and tiled shower cubicle. Radiator/towel rail. UPVC replacement obscure double-glazed window.

OUTSIDE

FRONT: Walled and paved shallow forecourt.

REAR: 40'0 x 8'3 max (12.19m x 2.51m max) Enclosed private courtyard garden laid to paving, concrete and artificial turf; walled surround.

GENERAL INFORMATION

Tenure: 999 years leasehold from 26th May 2021 (995 years remaining).

Service Charge: £750 p.a.

Ground Rent: a peppercorn.

Council Tax: Band 'A' - £1,453.95 p.a. (2025-26)

EPC

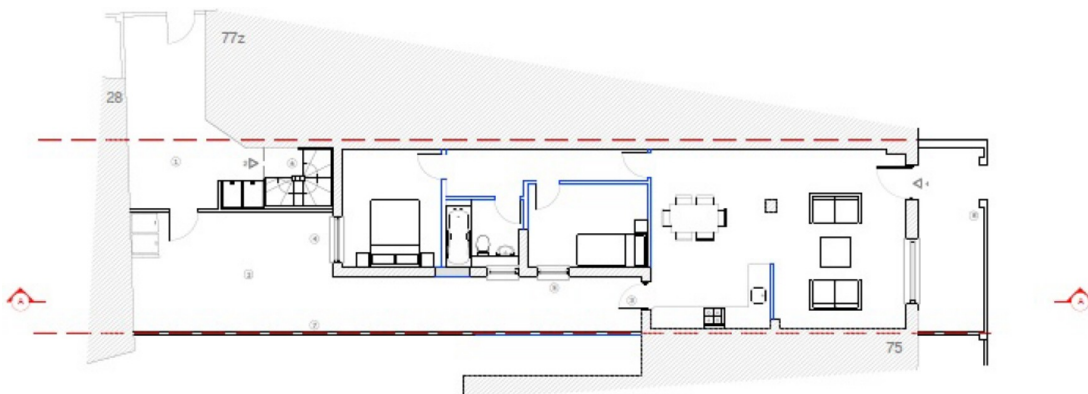
Energy Rating 'C' (Floor Area 64 sq m approx.)

VIEWING

By appointment with SOLE AGENTS,
D. M. NESBIT & CO.
(18029/054401)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	71
(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	

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