

25 London Road, Hampshire
 Portsmouth, PO2 0BQ
 Tel: 02393 162663
 salesportsmouth@psandb.co.uk
 www.psandb.co.uk



Approximate Floor Area
 635 sq. ft.
 (58.9 sq. m.)

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other areas are approximate and the responsibility is taken for any error, omission, or misstatement. The measurements should not be relied upon for valuation, insurance, taxation and/or building purposes. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
Current	Potential
73	77

Environmental Impact (CO ₂) Rating	
Current	Potential

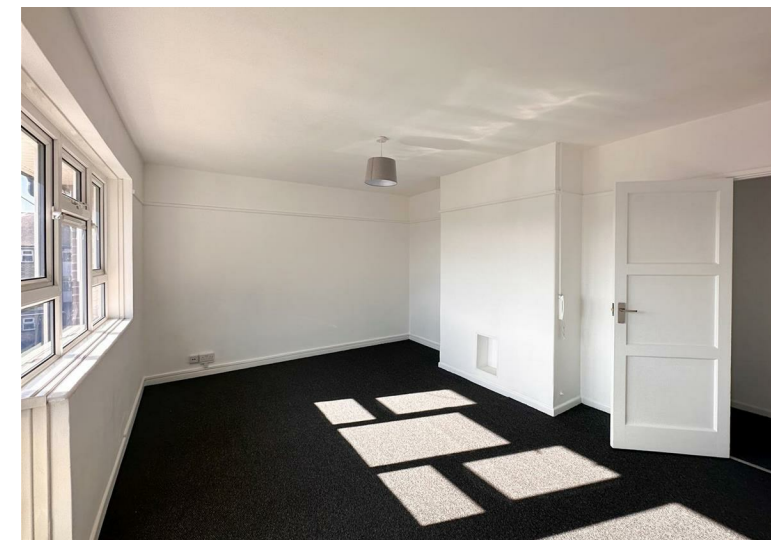
VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY
 TEL: 01273 274 040

THE PROPERTY MISDESCRIPTIONS ACT 1991:

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.
 References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation.
 Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998:

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent



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Eastern Road, Portsmouth, PO3 6EN
Asking Price £155,000 Leasehold

NO FORWARD CHAIN! PS&B are delighted to offer for sale this newly refurbished two bedroom top floor flat located in Eastern Road, Milton. Accommodation comprises of 2 double bedrooms, a brand new fitted kitchen, brand new fitted family bathroom and a 15ft living room with access to a balcony.

Other benefits include gas central heating, double glazing throughout. One storage cupboard next to the front door and one external storage shed.

This property is perfect for first time buyers and investors.

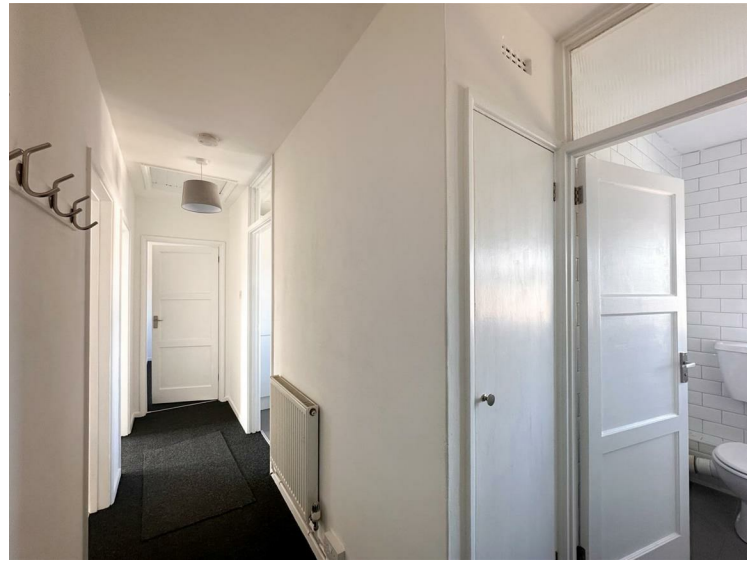
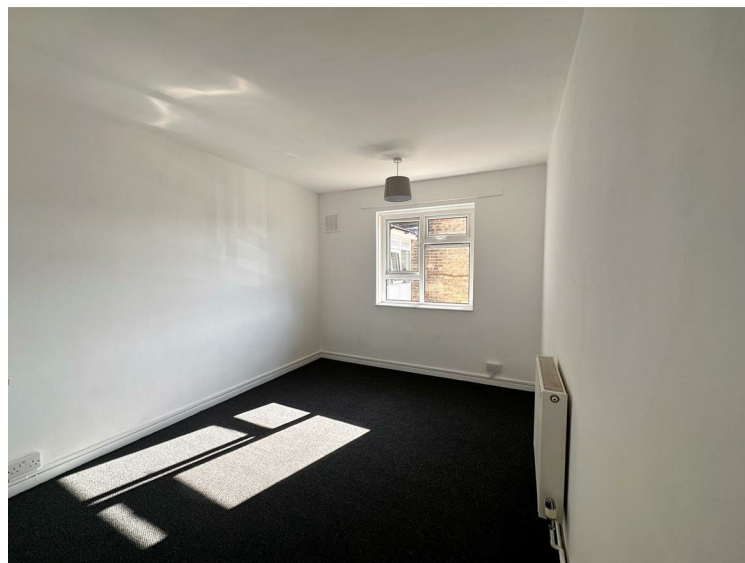
Council tax band A- £1321 PA

Service charges including ground rent £2172.92 PA

85 years remaining on lease

Hallway

Radiator, doors to all rooms, white walls and ceilings and new laid carpet



Kitchen

9'4" x 8'3"

PVC double glazed window, new fitted base units and worktops, new integrated oven with electric hob and extractor fan, tiling to principle areas. Plumbing for washing machine, stainless steel 1 and a half sink and drainer unit with mixer tap. Space for tall fridge/freezer. 2 Cupboards with one housing the boiler, one housing the electrical board with storage. White walls and ceilings and tiled floor



Bathroom

6'10" x 5'0"

Obscure PVC double glazed window to rear aspect. New bathroom suite consisting of toilet, basin with mixer tap. Bath with mixer tap. Shower over the bath with glass shower screen. Tiling to all walls, white ceiling with tiled floor



Reception Room

15'7" x 11'11"

PVC double glazed window to front aspect, radiator, PVC double glazed door to balcony. White walls and ceiling, new laid carpet



Bedroom One

12'0" x 9'8"

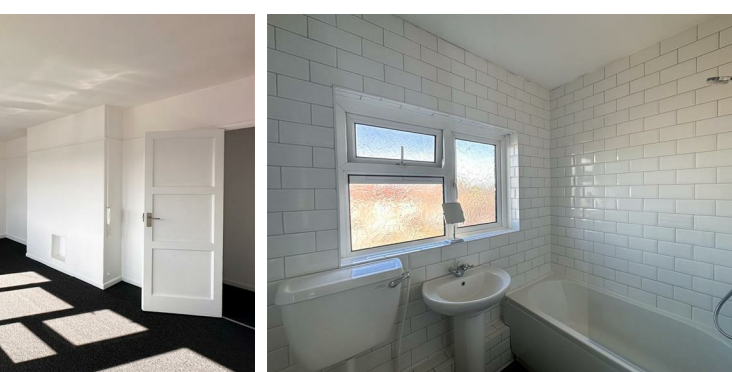
PVC double glazed window to front aspect, radiator, white walls and ceiling, new laid carpet



Bedroom Two

11'11" x 10'7"

PVC double glazed window, radiator, white walls and ceiling, new laid carpet. Floor to ceiling built in wardrobe.



Balcony

