

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



Kingston Road, Portsmouth, PO2 7DZ No Onward Chain £135,000 Share of Freehold

This two bedroom, ground floor flat benefits from its own private entrance and external private courtyard garden.

This property is ideal for individuals or couples looking for their first home or investors alike.

Share of the freehold and a 977 year lease.

Features of the property include double glazing, gas central heating, newly fitted kitchen cupboard doors and a large living room.

Situated within walking distance to local shops, amenities and bus routes.

No forward chain

Council tax band B- £1696.27 PA

Service Charge- £2063.80 PA

More photos and floorplan to follow

- GROUND FLOOR FLAT
- PRIVATE COURTYARD GARDEN
- TWO BEDROOMS
- NO CHAIN
- SHARE OF FREEHOLD
- DOUBLE GLAZING

Hallway

Entrance door opening into the hall, doors to all rooms. Plain walls and ceiling, laminate flooring. Heating control and radiator

Living Room

14'9" x 13'8" (4.52 x 4.17)

Two front aspect double glazed windows, plain walls and ceiling, laminate flooring. TV point and sockets, door to kitchen

Kitchen

9'10" x 9'6" (3 x 2.9)

Wall and base units, tiled back splash. Space for washing machine and upright fridge freezer. Built in oven with hob and extractor fan. Sink unit with mixer tap. Spotlights. Radiator. Sockets Door to living room and a double glazed door leading to the courtyard garden.

Bedroom One

9'10" x 8'2" (3 x 2.49)

Plain walls and ceiling. Laminate flooring. Double glazed window to front. Radiator. Door to hallway. Sockets

Bedroom Two

14'6" x 5'10" (4.42 x 1.78)

Plain walls and ceiling, laminate flooring. 3 double glazed windows and sockets. Radiator. Door to hallway

Bathroom

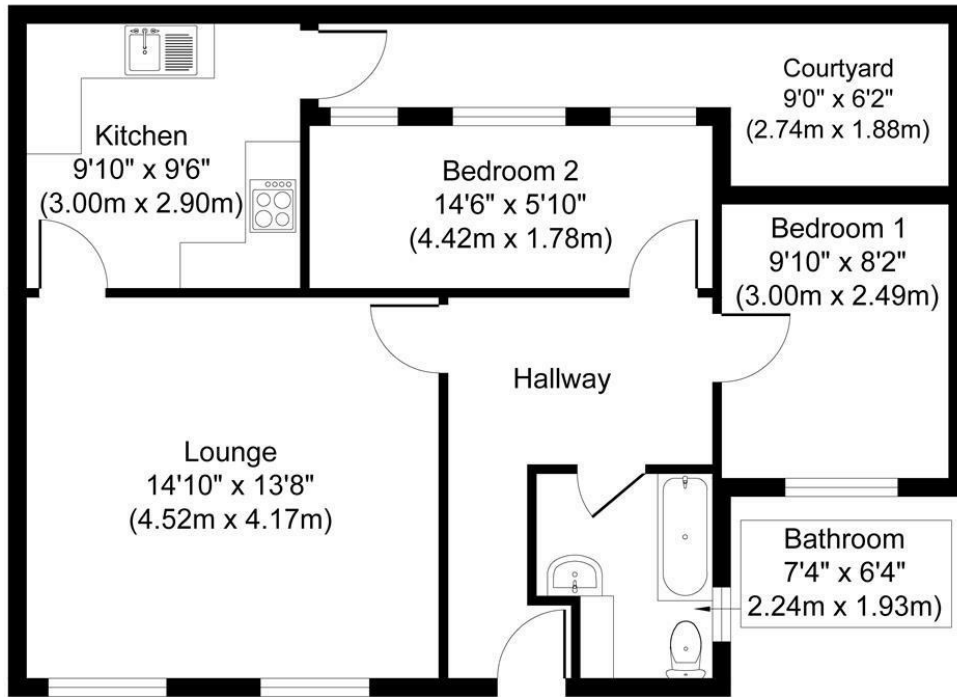
7'4" x 6'3" (2.24 x 1.93)

Plain walls and ceiling, laminate flooring. Suite comprising of pedestal hand basin, WC and panelled bath with shower facility. Tiles around bath and basin. Double glazed window. Radiator. Boiler. Door to hallway

Courtyard

8'11" x 6'2" (2.74 x 1.88)

Private courtyard.



Approximate Floor Area
719 sq. ft
(66.81 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such 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.

Copyright V360 Ltd 2025 | www.houseviz.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	68	75
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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

25 London Road, Hampshire, Portsmouth, PO2 0BQ

Tel: 02393 162663

salesportsmouth@psandb.co.uk

www.psandb.co.uk