



3 Lumsden Road  
Southsea, PO4 9LN

**Asking Price £165,000**

**co**groves

Sales, Rentals and Block Management



### 3 Lumsden Road, Southsea, PO4 9LN

3 BEDROOM MAISONETTE OFFERED WITH NOW CHAIN. We are pleased to bring to the market this well presented ground/first floor 3 bedroom maisonette with pleasant outlook to the front and rear. The accommodation comprises a good size lounge/dining room, kitchen/breakfast room, bathroom and 3 bedrooms. Other benefits include double glazing, a remaining lease term of 108 (approximately) and £1562 annual service charges/ground rent/buildings insurance. Located close to Southsea Marina and also a short walk to Southsea seafront and Bransbury Park.

#### Entrance Hall

Double glazed front door, electric night storage heater, textured ceiling.

#### Lounge/Diner

14'6 x 11'1 (4.42m x 3.38m)

Double glazed window to rear overlooking green, electric night storage heater.

#### Kitchen/Breakfast Room

15'9 x 8'5 (4.80m x 2.57m)

Single drainer stainless steel sink unit with range of wall and base cupboards, built in oven, hob, extractor, space for fridge freezer, plumbing for washing machine, part tiled walls, tiled flooring, electric night storage heater, breakfast bar, double glazed window to front overlooking green.

#### Landing

Cupboard housing hot water tank.

#### Bedroom 1

14'7 x 8'6 (4.45m x 2.59m)

Double glazed window to rear overlooking green, electric night storage heater, textured ceiling, built in wardrobe.

#### Bedroom 2

11'4 x 8'6 (3.45m x 2.59m)

Double glazed window to front overlooking green, electric night storage heater, textured ceiling, built in wardrobe.

#### Bedroom 3

11'3 x 6'3 (3.43m x 1.91m)

Double glazed window to rear overlooking green, electric night storage heater, textured ceiling.

#### Bathroom

8'3 x 6'1 (2.51m x 1.85m)

Suite comprising bath with shower attachment, wash hand basin, WC, part tiled walls, extractor fan, textured ceiling, double glazed window to front.

#### Additional Information

Tenure - Leasehold

Lease - 125 Years from 01/07/2007 - 108 years remaining

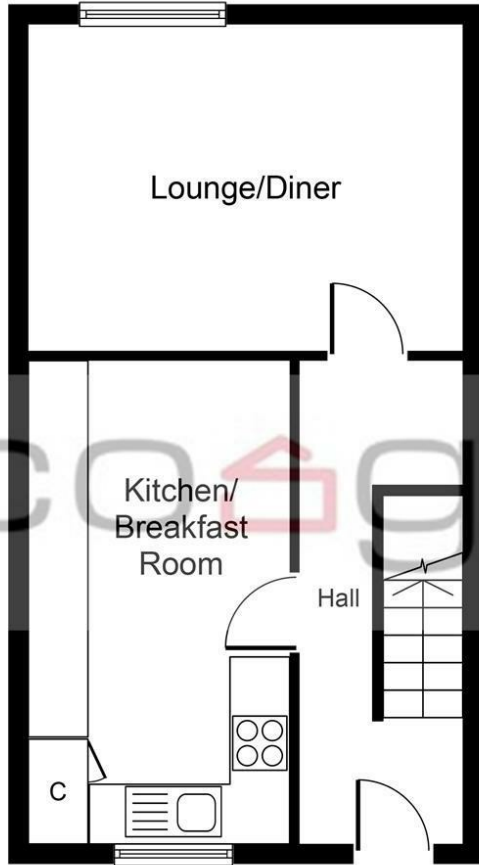
Service Charge - £1562pa includes buildings insurance and ground rent.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

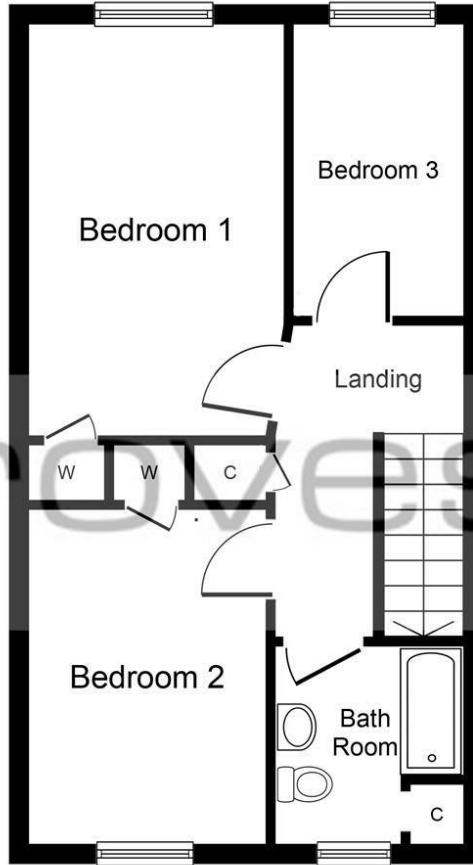
All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply they have been tested.



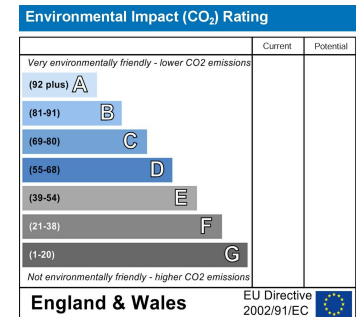
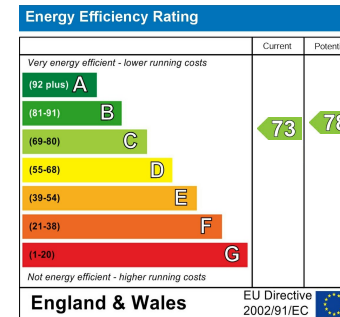


Ground Floor



First Floor

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.  
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**cosgroves**

Sales, Rentals and Block Management

49-51 Osborne Road  
 Southsea  
 Hampshire  
 PO5 3LS

**Tel:** 02392 827827  
**Email:** info@cosgroves.co.uk  
 www.cosgroves.co.uk



