



**39 Chichester Road**  
**Portsmouth, PO2 0AA**  
**Offers Over £130,000**

**co****groves**  
Sales, Rentals and Block Management



## 39 Chichester Road, Portsmouth, PO2 0AA

GUIDE PRICE £130,000-£140,000. 1 BEDROOM GROUND FLOOR FLAT WITH PARKING, SMALL COURTYARD & NO CHAIN. We are pleased to offer for sale this 1 bedroom ground floor apartment located close to amenities in North End. The accommodation comprises a double bedroom with fitted wardrobes, good size lounge, fitted kitchen & bathroom. The property is fitted with double glazing and gas central heating.

### Entrance Hall

Double glazed door leading to hall, two radiators, coved ceiling, picture rail.

### Lounge

15'1 x 12'1 (4.60m x 3.68m)

Double glazed window to front, coved ceiling, picture rail, radiator, fire surround with mantelpiece, built in dresser unit, coved and textured ceiling, laminate flooring.

### Kitchen

9'6 x 8'5 (2.90m x 2.57m)

Single drainer stainless steel sink unit with wall and base cupboards, oven, hob, extractor, spaces for fridge, freezer and washing machine. Coved ceiling, spotlights, vinyl flooring, double glazed window to side and rear, double glazed door to courtyard,

### Bedroom

12'1 x 9'4 (3.68m x 2.84m)

Double glazed window to side, radiator, coved ceiling, ceiling rose, range of fitted wardrobes, cupboards and drawers.

### Bathroom

7' x 6'4 (2.13m x 1.93m)

White suite comprising bath with shower over, WC, wash hand basin, tiled walls and flooring, double glazed window to side, radiator, extractor, spotlights.

### Courtyard

Small courtyard area to rear.

### Parking

Off road parking area to rear.

### Additional Information

Tenure - Leasehold

Length of lease - (The current owners have agreed with the freeholder to extend the lease by 90 years and therefore is being offered with a lease to 151 years)

Service Charge/Buildings Insurance - £865.98pa

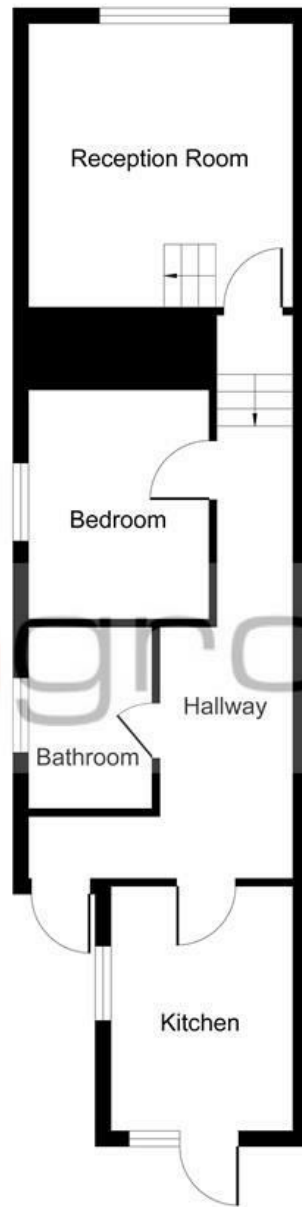
Ground Rent - £100pa

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**

**Chichester Road, Portsmouth, PO2 0AA**

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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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		
	59	76
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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