



71A Chetwynd Road
Southsea, PO4 0LZ

Asking Price £155,000

co **groves**

Sales, Rentals and Block Management

71A Chetwynd Road, Southsea, PO4 0LZ

1 BEDROOM GARDEN FLAT WITH DROPPED CURB OFFERING OFF ROAD PARKING FOR A SMALL CAR. We are pleased to offer for sale this well presented apartment which has recently been redecorated and new floor coverings fitted. Offered with no chain, share of freehold and 999 year lease. The accommodation comprises a double bedroom, good size lounge with bay window, fitted kitchen, white bathroom suite. Conveniently located close to Albert Road which offers a selection of bars, restaurants, cafes, supermarkets, bus routes & Kings Theatre. Southsea Seafront, Canoe Lake and Fratton Train Station are all within a short walk.

Entrance Hall

Part glazed door to side, coved ceiling, radiator, spotlights, storage cupboard housing meters & consumer unit.

Lounge

15'5 into bay x 13'7 (4.70m into bay x 4.14m)

Double glazed bay window to front, decorative coving with central ceiling rose, radiator.

Kitchen

11'6 x 9'10 (3.51m x 3.00m)

One and a half bowl stainless steel sink unit with range of wall and base cupboards. Oven, hob, extractor, double glazed window to side, vinyl flooring, radiator, coved ceiling.

Lobby

3'1 x 2'9 (0.94m x 0.84m)

Cupboard housing Glow Worm boiler, plumbing for washing machine.

Bathroom

8'9 x 6'8 (2.67m x 2.03m)

White suite comprising bath with shower attachment, wash hand basin, WC, double glazed windows to side and rear, vinyl flooring, heated towel rail, extractor.

Bedroom

12'6 narrowing to 9'3 x 9'10 (3.81m narrowing to 2.82m x 3.00m)

Door to rear leading to rear lobby, radiator.

Rear Lobby

8'4 x 3'8 (2.54m x 1.12m)

Double glazed door to garden.

Garden/Parking Area

13'3 x 12' (4.04m x 3.66m)

Enclosed rear garden with fenced boundaries, outside tap, storage shed, side pedestrian gate. There is a dropped curb next to the property which would allow for a small car to be parked in the garden, if a larger gate was installed.

Additional Information

Tenure - Share of freehold

Length of Lease - 999 Years

Service Charge - £170.12pa for buildings insurance. Any maintenance charges will be split with the first floor flat as and when required.

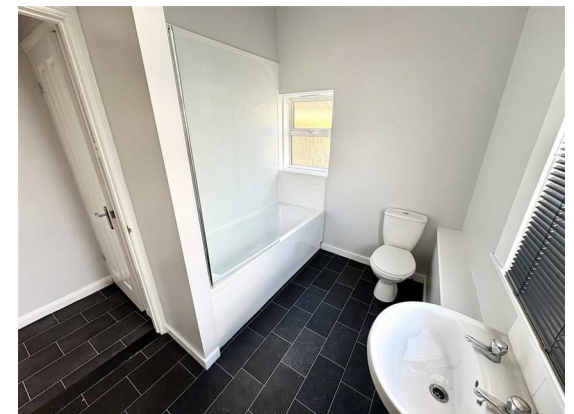
Ground Rent - N/A

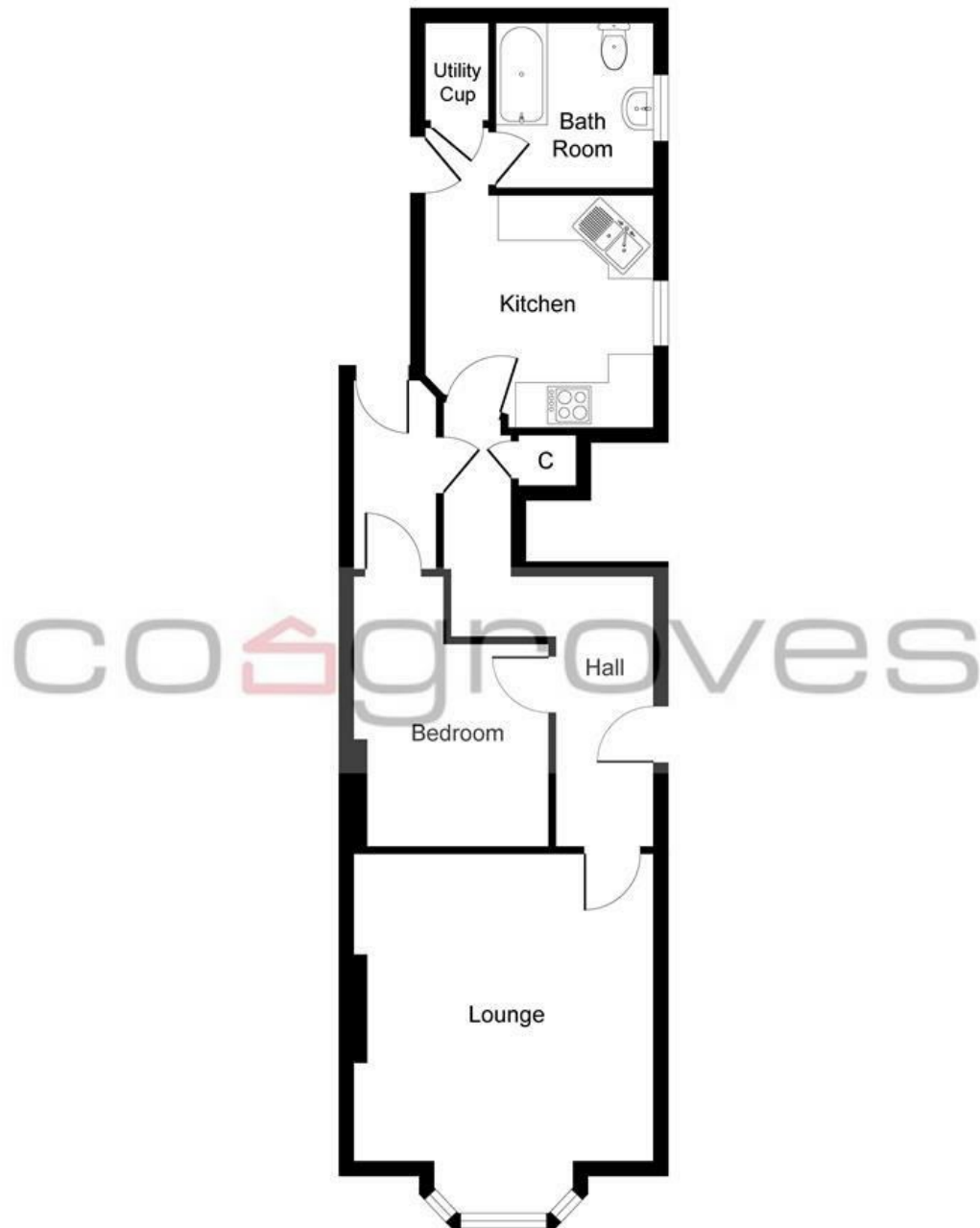
Council Tax - Band A

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
Chetwynd Road, Southsea, PO4 0LZ

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		
England & Wales	EU Directive 2002/91/EC	

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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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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