



71B Chetwynd Road  
Southsea, PO4 0LZ

**Asking Price £187,500**

**co** **groves**

Sales, Rentals and Block Management



**71B Chetwynd Road, Southsea, PO4 0LZ**

2 BEDROOM FIRST FLOOR FLAT WHICH HAS BEEN RECENTLY REDECORATED AND NEW FLOOR COVERINGS FITTED. OFFERED WITH NO CHAIN, SHARE OF FREEHOLD AND 999 YEAR LEASE. The accommodation comprises 2 bedrooms, good size lounge, 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 front door, electric meter, electric consumer unit, stairs to first floor.

Tenure - Share of freehold  
Length of Lease - 999 Years  
Service Charge - £170.12pa for buildings insurance. Any maintenance charges will be split with the ground floor flat as and when required.  
Ground Rent - N/A  
Council Tax - Band A

**First Floor Landing**

Double glazed windows to side, radiator, coved ceiling, cupboard housing Vaillant boiler.

**Lounge**

13'1 x 13'7 (3.99m x 4.14m)  
Two double glazed windows to front, radiator, coved ceiling, spotlights.

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.

**Kitchen**

10'2 x 4'4 (3.10m x 1.32m)  
One and a half bowl stainless steel sink unit with wall and base cupboards, oven, hob, extractor, part tiled walls, coved ceilings, spotlights.

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.

**Bedroom 1**

9'7 x 8'9 (2.92m x 2.67m)  
Double glazed window to side, radiator, coved ceiling, built in wardrobe/cupboard.

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

**Bedroom 2**

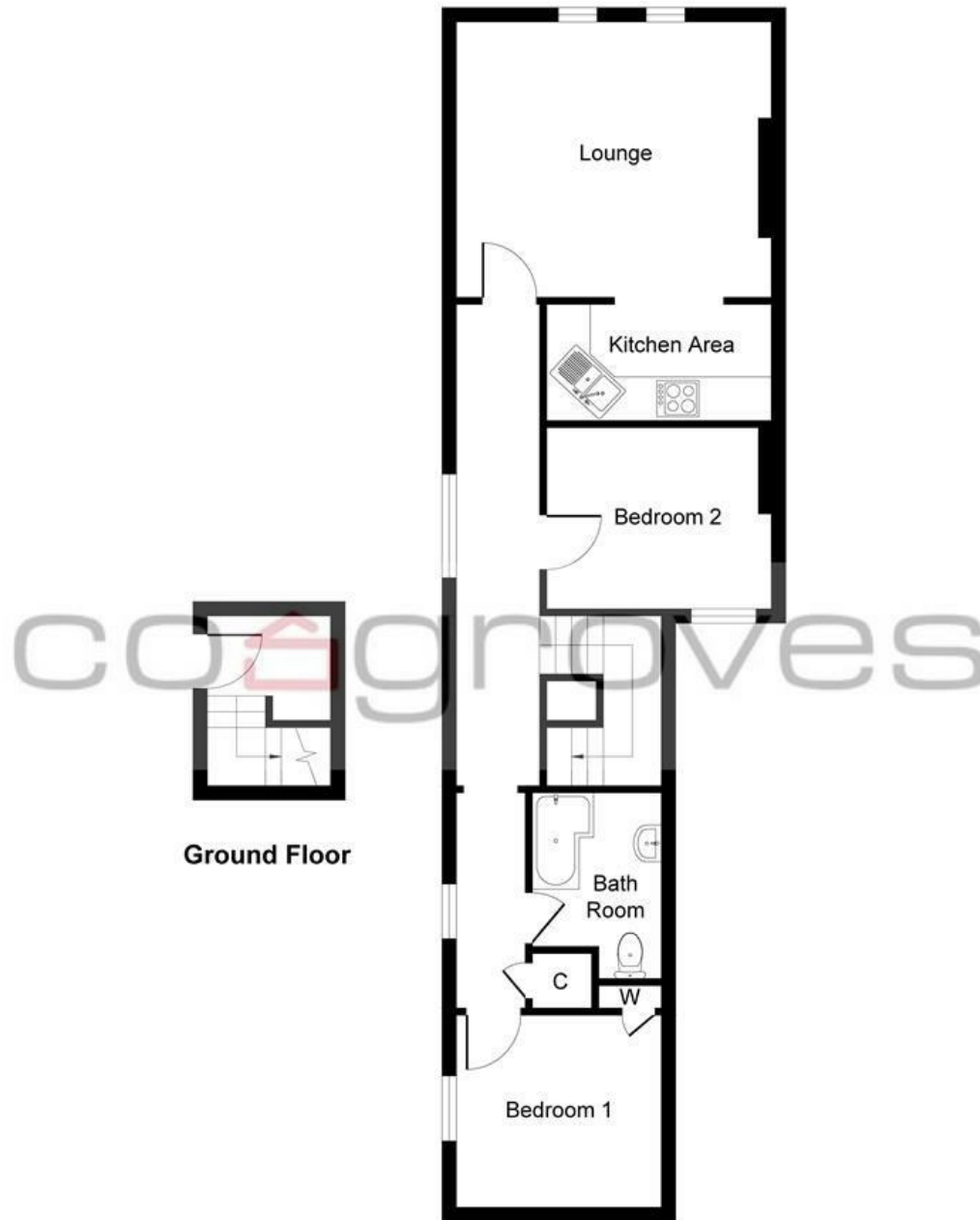
9'8 x 8'4 (2.95m x 2.54m)  
Double glazed window to rear, radiator, coved ceiling.

**Bathroom**

11'4 x 4'10 (3.45m x 1.47m)  
White suite comprising bath with shower attachment, wash hand basin, WC, vinyl flooring, heated towel rail, coved ceiling, spotlights, extractor.

**Additional Information**





Ground Floor

First 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	

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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