



70a Beaconsfield Avenue, Drayton, Portsmouth, Hampshire, PO6 2PT

- £160,000 - Leasehold
- A First & Second Floor Maisonette
- Three Bedrooms
- Sitting Room & Study Area
- South Facing Garden
- Garage at Rear
- No Forward Chain / New Lease
- Some Updating Required
- Council Tax Band B Portsmouth City Council

#### PROPERTY SUMMARY

A first and second floor maisonette which is situated in a popular residential location yet within easy access of local shopping amenities, bus routes, recreation grounds, commutable road and rail links and within catchment of both Court Lane and Springfield Schools (subject to confirmation). The property is in need of some updating however it is offered with a garage, side pedestrian access, south facing garden and excellent potential. The accommodation is arranged over two floors and comprises: entrance hallway with staircase leading to landing, 16' sitting room with separate study area, bedroom bathroom and kitchen with an outer lobby and stairs down to the rear garden, on the top floor are two bedrooms. The property benefits from a recently extended lease, it own front door and with no forward chain early internal viewing is strongly recommended in order to appreciate the potential and opportunity on offer.

#### ENTRANCE

Concrete pathway leading to arched opening with door to:

#### FLAT 70A

Main front door with leadlight stained-glass panels leading to:

#### HALLWAY

Staircase rising to first floor.



## FIRST FLOOR

Landing, doors to primary rooms, staircase rising to top floor.

### SITTING ROOM

16' 1" into bay window x 12' 8" (4.9m x 3.86m) Double glazed bow bay window to front aspect, central chimney breast with gas fire (not tested), range of shelving to either side, infinity ceiling, picture rail, bi-folding doors leading to:

### STUDY AREA

7' 7" x 6' 1" (2.31m x 1.85m) Borrowed light window to landing, understairs storage area.

### BEDROOM 1

12' 7" x 11' 1" (3.84m x 3.38m) Built-in bedroom furniture including wardrobes with high level storage over, double glazed window to rear aspect, textured ceiling with coving, panelled door.

### BATHROOM

Panelled bath with mixer tap and shower attachment, ceramic tiled to walls, wall mounted wash hand basin, double glazed window to side aspect, w.c.

### KITCHEN

9' 3" x 9' 2" (2.82m x 2.79m) Range of floor and wall units with single drainer sink unit, gas meter, gas cooker point, wall mounted boiler supplying domestic hot water (not tested), tiled splashback, textured ceiling and coving, half-glazed door leading to outer lobby, double glazed windows to rear aspect with door to external staircase leading down to rear garden.

### TOP FLOOR

Landing with balustrade, access to loft storage area.

### BEDROOM 2

16' 8" x 9' 2" (5.08m x 2.79m) Double glazed window to rear aspect, frosted double glazed window to side, textured ceiling.

### BEDROOM 3

11' 1" x 10' 2" (3.38m x 3.1m) Double glazed dormer window

to rear aspect, slight eaves to ceiling restricting headroom, access to loft storage areas, borrowed light window to landing.

### OUTSIDE

To the rear is sole use of the south facing garden which is accessible from the external staircase from the kitchen, fencing to one side and hedge to the other.

### DETACHED GARAGE

Accessible from rear service road, side pedestrian door.

### GROUND RENT

£42.00 Due on the 25th March annually

### MAINTENANCE

£283.75 Insurance premium per annum (50/50 split on maintenance costs).

### TENURE

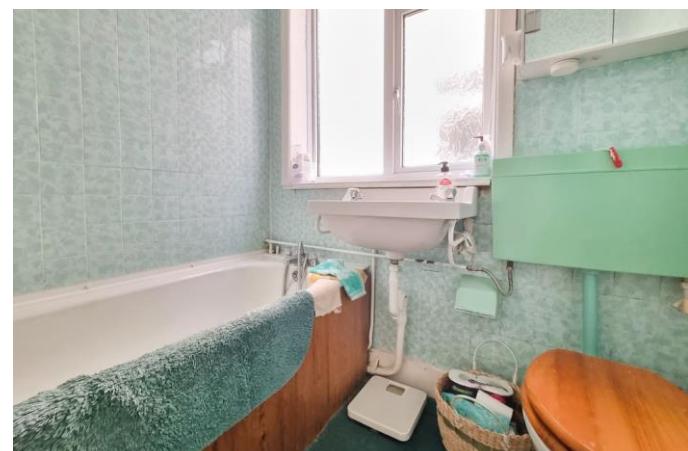
Leasehold – extended to 147 years from November 2025 (original lease 99 years from 25.3.78)

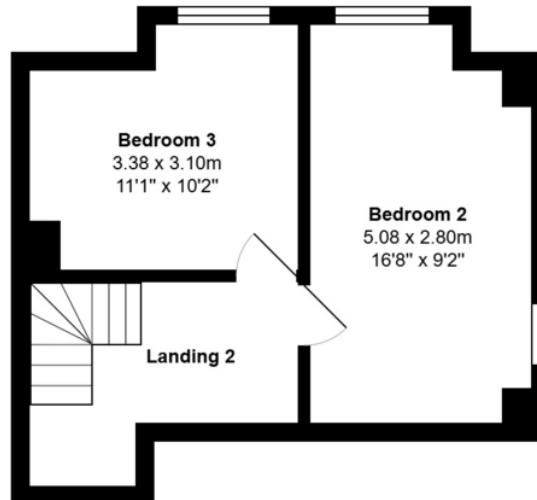
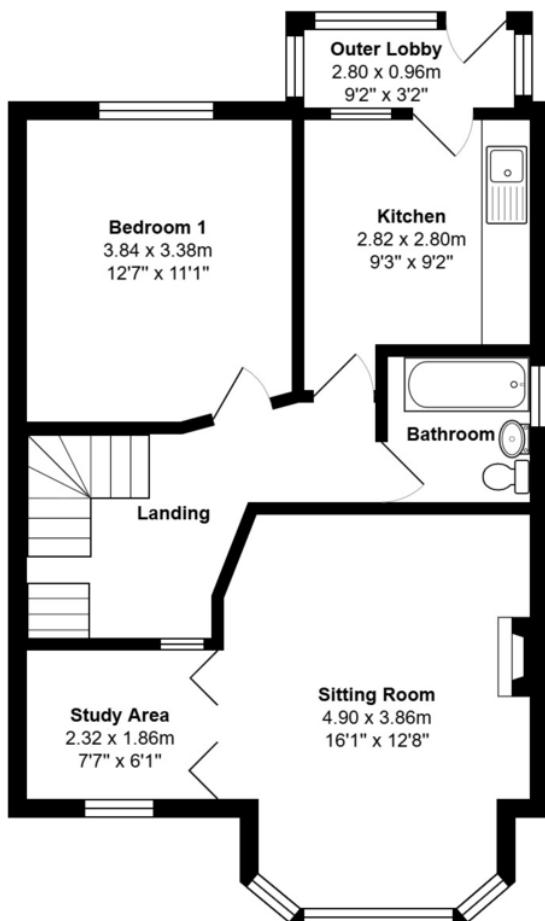
**AGENTS NOTES:** Council Tax Band B - Portsmouth City Council

Broadband – ADSL/FTTC/FTTP [Fibre Checker](#)  
[\(openreach.com\)](#)

Flood Risk – Refer to - [\(GOV.UK \(check-long-term-flood-risk.service.gov.uk\)\)](#)

AML Checks - By Law and in compliance with HMRC regulations, all agents are required to carry out Anti-Money Laundering (AML) checks on any buyer(s) who submit a successful offer. A non-refundable administration fee of £60 inc. VAT to cover these costs is payable by the buyer(s) before the sales transaction can be progressed.





Total Area: 93.5 m<sup>2</sup> ... 1006 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		65	78
EU Directive 2002/91/EC			
WWW.EPC4U.COM			

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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SOUTHERN