

39 CHICHESTER ROAD, PORTSMOUTH, PO2 0AA



£155,000 Leasehold

OFF ROAD PARKING & NO FORWARD CHAIN! Jeffries & Dibbens are delighted to offer for sale this one bedroom, ground floor flat located in Chichester Road, North End. Offered with no onward chain, this property offers a selection of benefits. Accommodation comprises a 15ft reception room, a bedroom with fitted wardrobes, a fitted kitchen and a family bathroom. Added benefits include gas central heating, double glazing and a hard stand off road parking space. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth to arrange an internal viewing today!



OBSCURE PVC DOUBLE GLAZED FRONT DOOR

HALLWAY

Two radiators, doors to bathroom, kitchen, bedroom and reception room.

KITCHEN

9' 3" x 8' 7" (2.82m x 2.62m)

Obscure PVC double glazed back door to garden, PVC double glazed windows to rear and side aspect, stainless steel sink with mixer tap and drainer unit, integral oven with gas hob, tiled splash back, roll top work surfaces, range of wall and base units, plumbing for washing machine, wall mounted combination boiler, lino flooring, space for under counter fridge/freezer.



BATHROOM

Obscure PVC double glazed window to side aspect, vanity unit with wash basin, fully tiled, tiled flooring, bath with electric power shower, radiator, close coupled WC.

BEDROOM

10' 3" into wardrobe depth x 9' 4" (3.12m x 2.84m)

PVC double glazed window to side aspect, radiator, built in wardrobe space.



RECEPTION ROOM

15' 3" x 12' 2" (4.65m x 3.71m)

PVC double glazed window to front aspect, radiator, laminate flooring, feature fireplace.

GARDEN

Paved, pedestrian access

AGENTS NOTE – Council Tax Band A

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



LEASE INFORMATION:



As of May 2024, the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold

Landlord/Managing Agent: Stone & Carter

Balance of Lease: 99 years from 1st December 1987 (62 years)

Ground Rent Charges: £100.00 per annum

Ground Rent Review Period: TBC

Maintenance/Service Charges: £275.00 per annum

Maintenance /Service Charges Review Period: 31st December 2024

Building Insurance: £590.98 per annum

The current owners are in the process of extending the lease subject to an acceptable offer.

Confirmation of all charges relating to this property should be confirmed by your solicitor prior to any exchanging of contracts.

GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Issue with Reference 12124

OFFICE ADDRESS

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OFFICE DETAILS

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