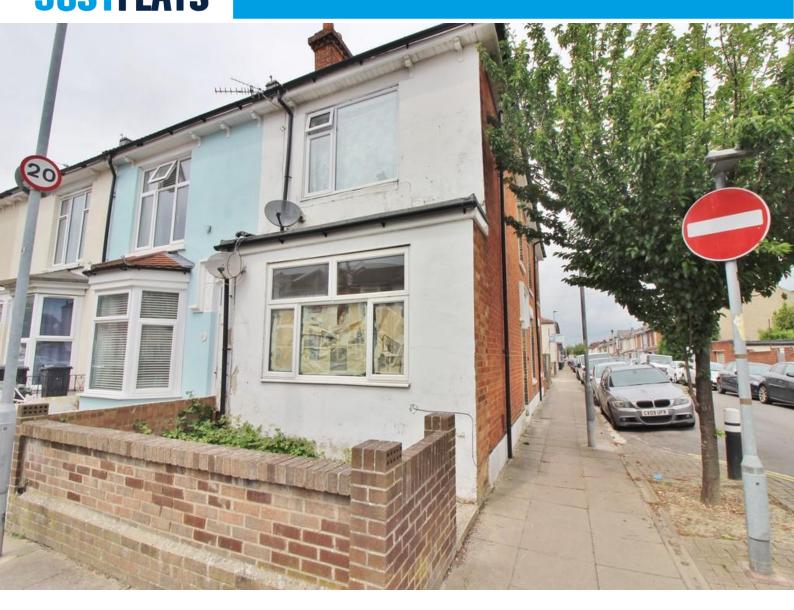


# 39 CHICHESTER ROAD, PORTSMOUTH, PO2 0AA



## £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!















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## 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





### **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.



Whilst every attempt has been made to ensure the accuracy of the floopies contained here, measurement of cocks, wedness, soons and any other tens are appearantee and on expectability in taken in the day on cresision or ensu-assement. This plan is for its attention persponent only and should be used as such by an prospective purchase. The sense, systems and applicates shown here not been sested and no guarant as to their operating or efficiency can be given.

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#### **OFFICE ADDRESS**

112/114 London Road, Portsmouth, Hampshire, PO2 0LZ

#### **OFFICE DETAILS**

023 9266 1662 portsmouth@jeffries.co.uk www.jdea.co.uk

**AGENTS' NOTE:** All measurements shown are approximate and may have been taken with a sonic measure and therefore should be verified. No electrical, mechanical or gas appliances have been tested by a representative of this company. These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, and neither Jeffries & Dibbens nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Jeffries & Dibbens Ltd. Registered in England No. 3185348 registered office: 196 Havant Road, Drayton, Portsmouth, PO6 2EH

