

231 EASTERN ROAD, PORTSMOUTH, PO3 6EH



£175,000 Leasehold

Jeffries & Dibbens are delighted to offer for sale this three bedroom, ground floor flat located in Eastern Road, Milton. The property is offered with NO FORWARD CHAIN and boasts A 15' reception room, a modern fitted kitchen and a four-piece fitted bathroom. Further benefits include gas central heating and full double glazing. We anticipate immediate interest from both first time buyers and investors. Arrange your viewing today by contacting our Portsmouth branch today. 023 92 661 662



jdea.co.uk

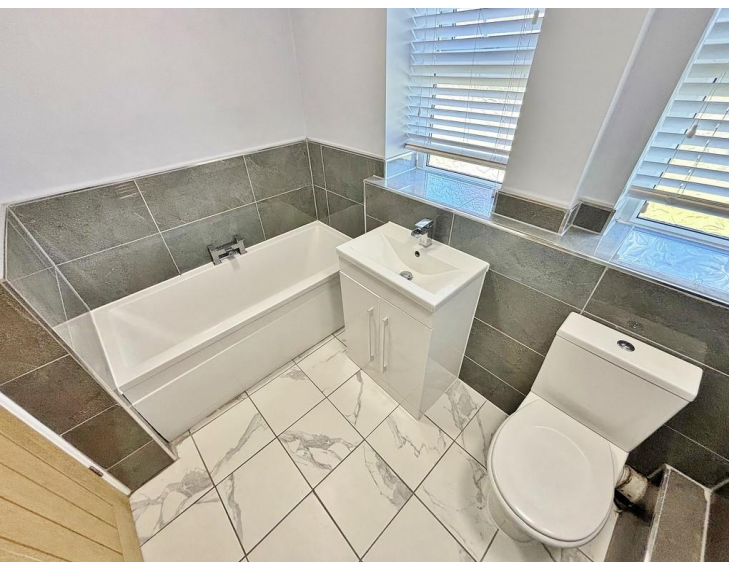
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COMPOSITE FRONT DOOR

HALLWAY

Radiator, laminate wooden flooring, cupboard housing combination boiler, doors to all bedrooms, bathroom, opening to kitchen.

KITCHEN

9' 3" x 8' (2.82m x 2.44m)

PVC double glazed window to side aspect, range of wall and base units, roll top work surfaces, 1 1/2 bowl resin sink with mixer tap and drainer, fitted stainless steel electric oven with gas hob and extractor over, meter cupboard, storage cupboard, tiled to principal areas, laminate wooden flooring.

RECEPTION ROOM

15' 3" x 11' 2" (4.65m x 3.4m)

PVC double glazed window to side aspect, double radiator, fitted coal effect gas fire with feature surround and hearth.

BATHROOM

Obscure PVC double glazed window to side aspect, two stainless steel radiators, four piece bathroom suite comprising walk in shower cubicle, close coupled WC, vanity unit, panel enclosed bath, tiled to principal areas, ceramic tiled flooring, extractor fan.

BEDROOM ONE

11' 6" x 10' 3" (3.51m x 3.12m)

PVC double glazed window to front aspect, radiator.

BEDROOM TWO

11' 2" x 9' 7" (3.4m x 2.92m)

PVC double glazed window to side aspect, radiator.

BEDROOM THREE

11' 2" narrowing to 8'3" x 6' 6" (3.4m x 1.98m)

PVC double glazed window to side aspect, radiator, laminate wooden flooring.

OUTSIDE

Private locked storage shed within the communal area.

AGENTS NOTE

Council Tax Band A

Please note the owner of this property is a relation of an employee of Jeffries & Dibbens Estate Agents

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



LEASE INFORMATION:



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

Tenure: Leasehold

Landlord/Managing Agent: Portsmouth City Council

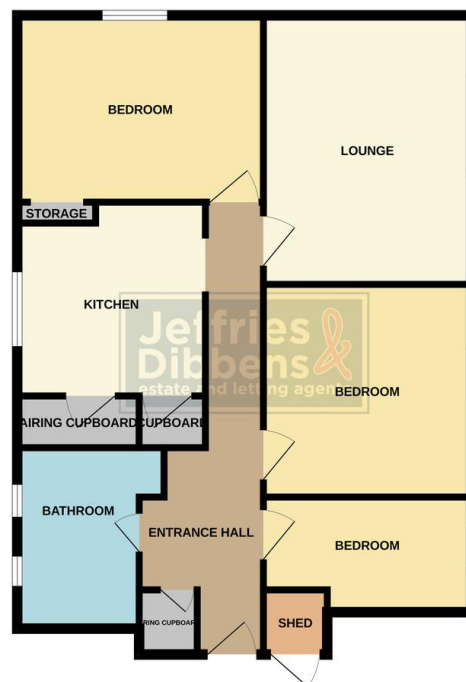
Balance of Lease: 90 years (26th February 2114)

Maintenance, Ground Rent & Building Insurance Charges: £212.58 PCM

Maintenance /Service Charges Review Period: Yearly

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

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 operability or efficiency can be given.
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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