

176 CHICHESTER ROAD, PORTSMOUTH, PO2 0AH



£215,000 Leasehold

South-Facing Garden! This very well presented, ground floor garden flat, located in Chichester Road, North End is available for sale with Jeffries & Dibbens of Portsmouth and includes a 50% Share of the Freehold.

Accommodation comprises two double bedrooms, a 19' reception room, a four-piece bathroom and a 13', fitted kitchen/breakfast room. Additional features include gas central heating, double glazing and rear pedestrian access. This property demands an internal inspection, arrange yours by contacting our Portsmouth branch. 023 92 661 662



PVC DOUBLE GLAZED PORCH DOOR

PORCH

PVC double glazed window to front aspect, obscure PVC double glazed window to side aspect, composite front door to.

RECEPTION ROOM

19' 1" into bay x 12' 2" max (5.82m x 3.71m)

PVC double glazed bay window to side aspect, two copper Victorian radiators, solid oak flooring, cupboard housing electric meter, built in storage cupboard housing gas meter.

HALLWAY

Additional built in storage cupboard, copper Victorian style radiator, solid oak flooring, doors to all rooms, wood panelling to half height.

BEDROOM ONE

14' 11" x 12' 10" (4.55m x 3.91m)

PVC double glazed French doors to garden, solid oak flooring.

BEDROOM TWO

12' 10" x 10' 3" into bay (3.91m x 3.12m)

PVC double glazed bay window to side aspect, copper Victorian style radiator, vinyl flooring, fitted wardrobes.

BATHROOM

Obscure PVC double glazed window to side aspect, radiator in wooden radiator cover, four piece bathroom suite comprising claw footed bath, pedestal wash basin, low level WC walk in shower cubicle, tiled to principal areas, ceramic tiled flooring.

KITCHEN/BREAKFAST ROOM

13' 4" x 10' 9" (4.06m x 3.28m)

PVC double glazed window to side aspect, PVC double glazed bi-fold doors to garden, range of wall and base units, roll top work surfaces, enamel sink with mixer tap and drainer, fitted gas hob, electric oven, space for fridge/freezer, cupboard housing 'Worcester' combination boiler, plumbing for washing machine and dishwasher, copper vertical Victorian style radiator, tiled splash back.

REAR GARDEN

Fully enclosed, courtyard style garden, mainly laid to artificial grass, laid to paving, outside tap, decorative borders, wooden shed incorporating rear pedestrian access, external power point.

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	66 D	
39-54	E		
21-38	F		
1-20	G		



LEASE INFORMATION:



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

Tenure: Leasehold

Landlord/Managing Agent: 50% Share of Freehold

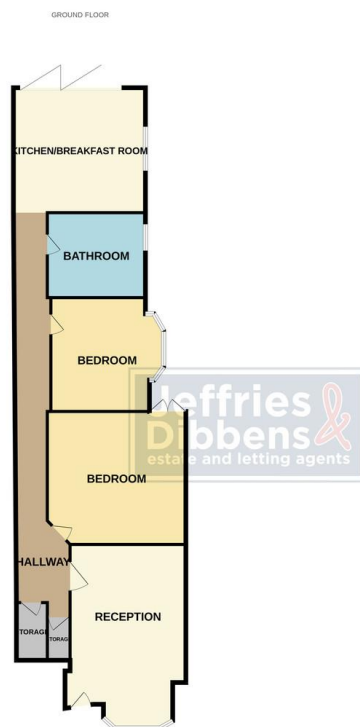
Balance of Lease: 85 years

Ground Rent Charges: N/a

Maintenance/Service Charges: 50% Share

Building Insurance: 50% share

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 floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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