

69 EASTERN ROAD, PORTSMOUTH, PO3 6EN



£145,000 Leasehold

NO FORWARD CHAIN! We are delighted to offer for sale this two double bedroom, top floor flat located in Eastern Road, Milton. Accommodation comprises two double bedrooms, a fitted kitchen, a family bathroom and a 15ft living room with access to a balcony. Added benefits include gas central heating, double glazing throughout and an external storage. To appreciate all that is on offer, please contact Jeffries & Dibbens to arrange an internal viewing today! 02392 661 662



PVC DOUBLE GLAZED FRONT DOOR

HALLWAY

Radiator, doors to all rooms, vinyl flooring.

RECEPTION ROOM

15' 08" x 12' 0" (4.78m x 3.66m)
 PVC double glazed window to front aspect, radiator, PVC double glazed door to balcony, electric heater with fireplace and surround.

BALCONY

KITCHEN

9' 11" x 8' 05" (3.02m x 2.57m)
 PVC double glazed window to rear aspect, range of wall and base level units, roll top work surfaces, integrated oven with gas hob and stainless steel extractor hood over, tiling to principal areas, wall mounted combination boiler, plumbing for washing machine, stainless steel sink and drainer unit with mixer tap over, space for under counter fridge/freezer, space for tumble dryer, vinyl flooring.



BEDROOM ONE

12' 0" x 9' 08" (3.66m x 2.95m)
 PVC double glazed window to front aspect, double radiator.

BEDROOM TWO

11' 11" x 10' 07" (3.63m x 3.23m)
 PVC double glazed window to rear aspect, radiator, built-in cupboard.



BATHROOM

Obscure PVC double glazed window to rear aspect, vanity unit, close coupled WC with concealed cistern, panelled bath with shower over, tiling to principal areas, tiled flooring.

COUNCIL TAX BAND

Band A

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



LEASE INFORMATION:



As of March 2025, the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold

Freeholder/Managing Agent: Portsmouth City Council

Balance of Lease: 90 years

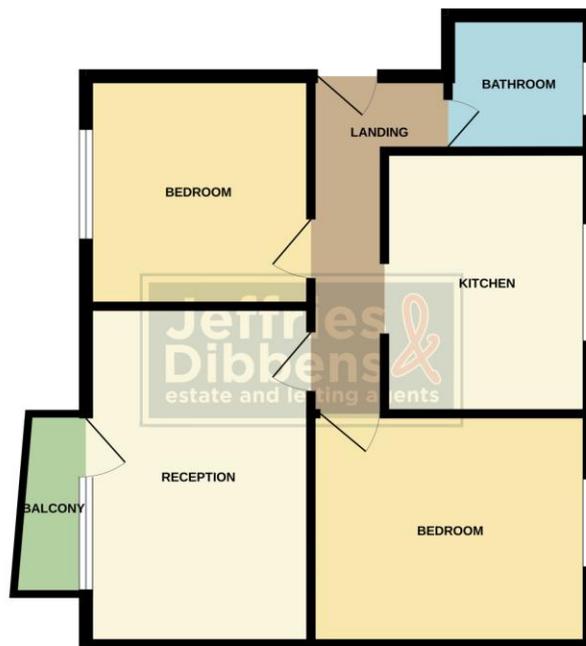
Ground Rent, Maintenance & Buildings Insurance Charges: £250.00 per month

Service Charge Review Period: Annual

Are Pets Allowed: Yes

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

TOP 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 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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