

UPPER MAISONETTE 281 LONDON ROAD, PORTSMOUTH, PO2 9HE



Offers in excess of £186,000 Leasehold

THREE BEDROOMS! This well-presented, three bedroom maisonette is offered for sale by Jeffries & Dibbens. Accommodation comprises a 18ft reception room, a 12ft double bedroom and a 16ft kitchen. The second floor consists of two double bedrooms and a 16ft four-piece bathroom. Additional benefits include gas central heating and double glazing throughout. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today! 02392 661 662



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OBSCURE DOORS TO PORCH

PORCH

Fuse board, gas and electric meter cupboard, hardwood door to hallway.

HALLWAY

Obscure windows to front aspect, stairs to first floor.

FIRST FLOOR LANDING

Doors to bedroom two, kitchen, reception room, bathroom, stairs to second floor, radiator.

BEDROOM TWO

12' 11" x 10' 2" (3.94m x 3.1m)

PVC double glazed window to rear aspect, radiator.

RECEPTION ROOM

18' 7" into bay x 13' 5" (5.66m x 4.09m)

PVC double glazed bay window to front aspect, radiator, feature fireplace with wood surround, original features.

WC

Obscure PVC double glazed window to front aspect, close coupled WC, pedestal wash basin, radiator.

KITCHEN

16' 9" x 7' 11" (5.11m x 2.41m)

PVC double glazed window to rear aspect, radiator, 1 1/2 bowl stainless steel sink with mixer tap and drainer unit, cupboard housing combination boiler, range of wall and base units, roll top work surfaces, tiled to principal areas, plumbing for washing machine, space for tumble dryer, plumbing for dishwasher, wine rack, space for under counter fridge/freezer, breakfast bar, integral electric oven, electric hob.

SECOND FLOOR LANDING

Doors to bedroom one, bedroom three and bathroom.

BEDROOM ONE

15' 3" x 12' 4" (4.65m x 3.76m)

PVC double glazed windows to front aspect, radiator, fitted storage.

BATHROOM

16' 2" narrowing to 15' 6" x 8' 1" (4.93m x 2.46m)

Obscure PVC double glazed window to rear aspect, double radiator, walk in shower cubicle, bath, close coupled WC, pedestal wash basin, tiled throughout, towel rack.

BEDROOM THREE

13' max narrowing to 12'5' x 8' 5" (3.96m x 2.57m)

PVC double glazed window to rear aspect, radiator.

AGENTS NOTE

Council Tax Band - A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



LEASE INFORMATION:



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

Tenure: Leasehold

Landlord/Managing Agent: Co Co Laing

Balance of Lease: 89 years

Ground Rent Charges: £100 per annum

Ground Rent Review Period: Every 25 years

Maintenance/Service Charges: £0

Building Insurance: £0

Are there any pet restrictions: TBC

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 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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OFFICE ADDRESS

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

OFFICE DETAILS

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

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