

# 20 ST FAITH'S HOUSE FYNING STREET, PORTSMOUTH, PO1 1JS



**£145,000** Leasehold

Jeffries & Dibbens are delighted to offer for sale this two bedroom top floor flat at St Faiths House, located in Fynning Street, Landport. Accommodation comprises two bedrooms, a 10ft fitted kitchen, a fitted bathroom and a 21ft reception room that leads to a balcony. Additional benefits include double glazing throughout, gas central heating and lift access. To appreciate all that is on offer, please contact Jeffries & Dibbens at your earliest convenience! 02392 661 662.





## SECURED COMMUNAL FRONT DOOR

### ENTRANCE HALL

Stairs to top floor, hard wooden front door.

### HALLWAY

Radiator, doors to bathroom, bedroom one, bedroom two and reception room, open to kitchen, two storage cupboards, intercom phone, fuse board, cupboard housing wall mounted combination boiler.

### BATHROOM

Radiator, close coupled WC, pedestal wash basin, wooden panel bath with mains powered shower, tiled to principal areas, extractor fan.

### BEDROOM ONE

11' 10" x 10' 1" (3.61m x 3.07m)

PVC double glazed window to rear aspect, radiator.

### BEDROOM TWO

10' 11" x 7' 4" (3.33m x 2.24m)

PVC double glazed window to rear aspect, radiator.

### KITCHEN

10' 4" x 6' 4" (3.15m x 1.93m)

Range of wall and base units, roll top work surfaces, granite sink with drainer unit, integrated oven with induction hob and overhead extractor fan, space for fridge/freezer, plumbing for washing machine, tiled to principal areas.

### RECEPTION ROOM

21' 4" x 11' 3" (6.5m x 3.43m)

PVC double glazed window to rear aspect, two radiators, sliding door to balcony.

### COUNCIL TAX BAND - A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		





# LEASE INFORMATION:



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

**Tenure:** Leasehold

**Landlord/Managing Agent:**

**Balance of Lease:**

**Ground Rent & Service Charges:** £212.33 per month

**Building Insurance:**

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 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

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