

47 PARSONS CLOSE, PORTSMOUTH, PO3 5LN



£185,000 Leasehold

OFF ROAD PARKING! We are delighted to offer for sale this two bedroom, first floor flat located in Parsons Close, Hilsea. Accommodation comprises two double bedrooms, an 18ft kitchen/diner, a 13ft reception room, a fitted bathroom and a separate W.C. Added benefits include gas central heating, double glazing throughout and an off road parking space. We recommend an internal viewing at your earliest convenience. Please contact our Portsmouth office today! 02392 661 662



jdea.co.uk

f @JeffriesAndDibbens



JeffriesDibbens



@JeffriesAndDibbens



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	70 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OBSCURE DOUBLE GLAZED HARD WOODEN FRONT DOOR

HALLWAY

Radiator, doors to WC, bedroom one, bedroom two, kitchen/diner and reception room, three built in storage cupboards housing electric meters, storage cupboard, storage cupboard housing electric meters, storage cupboard housing wall mounted combination boiler, open to bathroom.

BEDROOM ONE

13' 9" x 8' 5" (4.19m x 2.57m)

PVC double glazed window to rear aspect, radiator, built in wardrobes and overhead storage cupboards.

BEDROOM TWO

13' 8" x 7' 3" (4.17m x 2.21m)

PVC double glazed window to rear aspect, radiator, built in wardrobes and overhead storage cupboard.

BATHROOM

Obscure PVC double glazed window to front aspect, radiator, pedestal wash basin, panel enclosed bath with electric shower, tiled flooring.

WC

Obscure PVC double glazed window to front aspect, close coupled WC.

KITCHEN/DINER

18' 7" x 12' 2" (5.66m x 3.71m)

PVC double glazed windows to front aspect, radiator, range of wall and base units, roll top work surfaces, stainless steel sink with drainer unit, space for cooker, space for fridge/freezer, plumbing for washing machine, built in storage cupboard, open to reception room.

RECEPTION ROOM

13' 8" x 11' 2" (4.17m x 3.4m)

PVC double glazed bay window to rear aspect, radiator, open to kitchen.

OUTSIDE

Allocated parking space.

COUNCIL TAX BAND - A



LEASE INFORMATION:



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

Tenure: Leasehold

Managing Agent: Dack Management

Balance of Lease: 102 years approx.

Ground Rent, Maintenance and Buildings Insurance Charges: £1124.50 per annum

Are there any Pet Restrictions: Pets may be allowed in the block subject to written consent from the freeholder/manage agent.

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

FIRST FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, heights and any other details are approximate and no responsibility is taken for any errors, omission or non-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.
Dack and Morgan (2022)

OFFICE ADDRESS

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

OFFICE DETAILS

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

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 & Dibbels nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Jeffries & Dibbels Ltd. Registered in England No. 3185348 registered office: 196 Havant Road, Drayton, Portsmouth, PO6 2EH