

91B CHICHESTER ROAD, PORTSMOUTH, PO2 0AG



£160,000 Leasehold

NO FORWARD CHAIN! Jeffries 'Just Flats' are pleased to offer for sale this two bedroom, first floor flat located in Chichester Road, North End. This property offers benefits such as gas central heating and double glazing throughout. Accommodation comprises two double bedrooms, a modern fitted kitchen, a 13ft reception room and a modern fitted bathroom. We encourage an internal viewing at your earliest convenience, please contact Jeffries & Dibbens Portsmouth today! 02392 661 662



jidea.co.uk

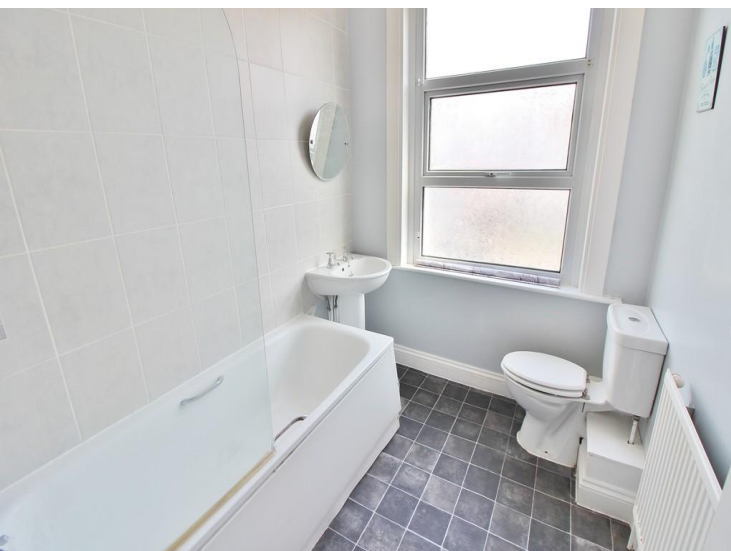
f @JeffriesAndDibbens



JeffriesDibbens



@JeffriesAndDibbens



COMMUNAL DOUBLE GLAZED FRONT DOOR

COMMUNAL ENTRANCE PORCH

Personal front door leading to Flat B, stairs to first floor landing.

FIRST FLOOR LANDING

Access to loft, radiator, doors leading to.

BATHROOM

7' 8" x 6' 4" (2.34m x 1.93m)

Obscure double glazed window to front aspect, low level WC, pedestal wash basin, panel enclosed bath with electric shower over, radiator, tiled to principal areas.

BEDROOM ONE

15' 11" into bay x 13' 5" into recess (4.85m x 4.09m)

Double glazed bay window to front aspect, radiator.

BEDROOM TWO

10' 10" x 7' 4" excluding wardrobe depth (3.3m x 2.24m)

Double glazed window to rear aspect, radiator.

LOUNGE

13' 10" x 10' 8" (4.22m x 3.25m)

Double glazed window to rear aspect, radiator, wall mounted electric fire, door leading to.

KITCHEN

12' 2" x 6' 8" (3.71m x 2.03m)

Double glazed window to rear aspect, range of fitted wall and base units, roll edge work surfaces, integrated oven and hob with extractor hood over, space for washing machine and fridge/freezer, space for additional under counter appliance, stainless steel sink and drainer unit, tiled to principal areas, wall mounted combination boiler.

COUNCIL TAX BAND - A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



LEASE INFORMATION:



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

Tenure: Leasehold

Landlord/Managing Agent: Owner of ground floor flat

Balance of Lease: 108 years

Ground Rent Charges: £150 per annum

Ground Rent Review Period: Annually

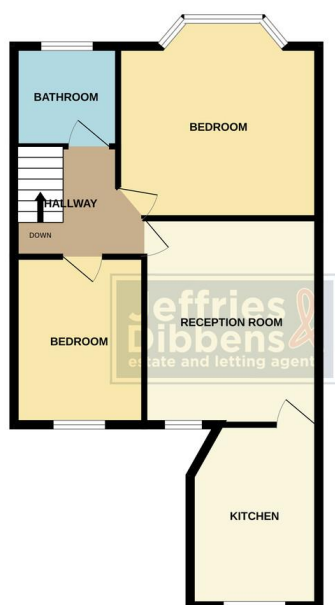
Maintenance/Service Charges: 50% contribution as and when required

Building Insurance Charges: 50% contribution as and when required

Pet Restrictions: None

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

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the foregoing contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Intergraph i2025

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