

FLAT 6 HAMILTON HOUSE 5-7 CLIVE ROAD, PORTSMOUTH, PO1 5JB



£115,000 Leasehold

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to offer for sale this one double bedroom, first floor flat located in Clive Road, Fratton. Accommodation comprises a 19ft reception room/kitchen, a 14ft double bedroom and a fitted bathroom. Additional benefits include electric heating and double glazing throughout. The length of lease is currently 943 Years as of August 2025. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today! 02392 661 662



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COMMUNAL ENTRANCE

Stairs to all floors.

FIRST FLOOR LANDING

Front door to:-

RECEPTION ROOM/KITCHENETTE

19' 8" narrowing to 12' 7" x 13' 2" narrowing to 7' 1" (5.99m x 4.01m)

PVC double glazed window to front aspect, three wall mounted electric heaters, range of wall and base level units, laminate worktops, space for fridge/freezer, breakfast bar, plumbing for washing machine, integral oven with gas hob, tiling to principal areas, tiled splashback, stainless steel sink and drainer unit with mixer tap over, extractor fan, door to lobby, door to bedroom.

LOBBY

Door to bedroom, door to bathroom.

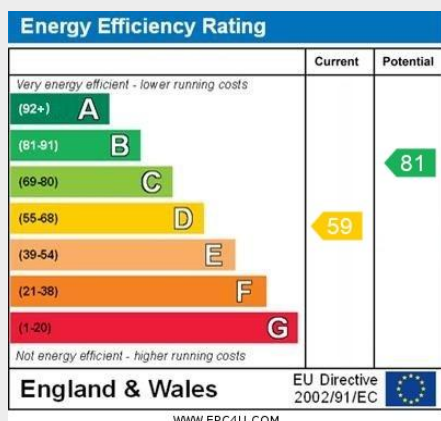
BEDROOM

14' 5" max x 9' 6" max (4.39m x 2.9m)

PVC double glazed window to rear aspect, wall mounted electric heater, door to reception room.

BATHROOM

Obscure PVC double glazed window to rear aspect, close coupled WC, pedestal mounted wash basin, bath with shower over, tiling to principal areas, extractor fan.





LEASE INFORMATION:



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

Tenure: Share of Freehold

Landlord/Managing Agent: Hamilton House Management Company LTD

Balance of Lease: 943 years

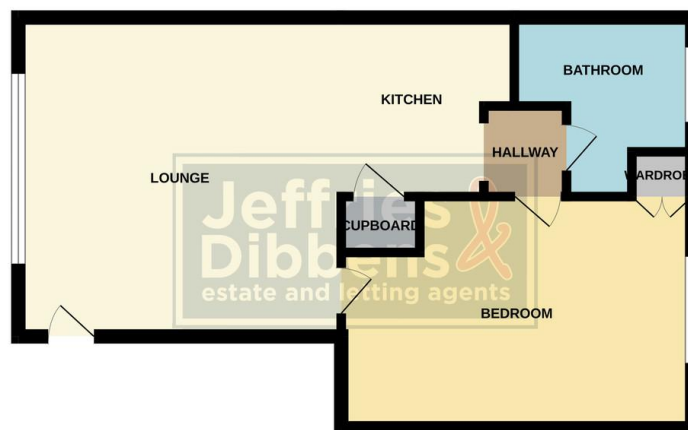
Ground Rent Charges: £0

Maintenance/Service Charges and Building Insurance: £1080 per annum

Pets Allowed:

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

FIRST 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 misstatement. 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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