



**JUSTFLATS**

174A HIGHLAND ROAD,  
SOUTHSEA,  
PO4 9NH



**£185,000** Leasehold

GROUND FLOOR FLAT WITH TWO RECEPTION ROOMS & SOUTH FACING GARDEN! This one of a kind ground floor flat can be found along the popular residential location of Highland Road, Southsea. Well-presented throughout, the spacious accommodation briefly comprises; separate lounge, internal hallway, double bedroom with walk-in wardrobe, fitted bathroom suite, utility room, dining room with opening through to the fitted kitchen. The main attraction of this home is the southerly aspect rear garden with raised patio area. Additional benefits include gas central heating and double glazing throughout. Ideally positioned within walking distance to the seafront, we feel this property is not to be missed. Please book your internal viewing to avoid disappointment.



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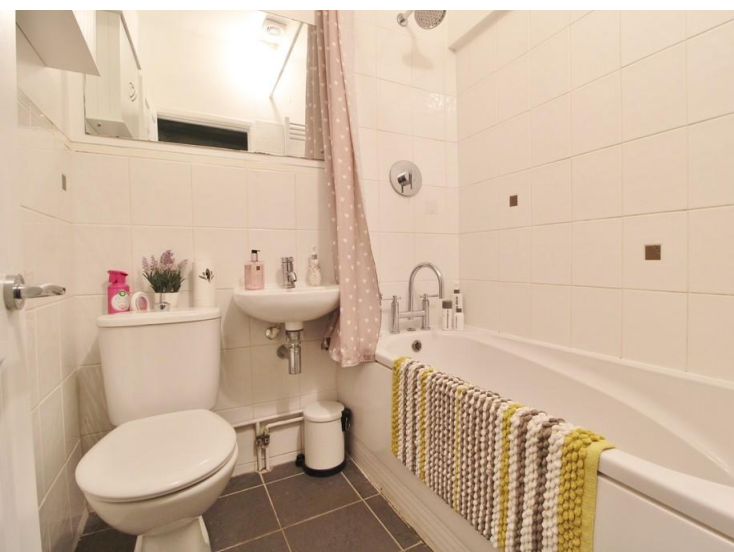
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## ENTRANCE

Door into:-

## LOUNGE

10' 10" x 9' 5" (3.31m x 2.89m)

Double glazed door and window to front elevation, entrance to inner hallway, laminate flooring, radiator.

## INNER HALLWAY

Laminate flooring, storage cupboard, leading into dining room.

## BEDROOM

10' 1" x 10' 9" (3.08m x 3.30m)

Walk-in wardrobe with skylight window, laminate flooring, radiator.

## BATHROOM

5' 4" x 5' 5" (1.64m x 1.66m)

Panel enclosed bath with mixer tap, thermostatic shower with large shower head over, low level WC, wall mounted wash basin, fully tiled.

## DINING ROOM

11' 3" x 8' 2" (3.44m x 2.50m)

Laminate flooring, radiator, door to utility room, opening to:-

## KITCHEN

6' 5" x 8' 8" (1.96m x 2.65m)

Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit with mixer tap, electric oven with five ring gas hob and extractor hood over, space and plumbing for washing machine, tiled to principal areas and laminate flooring, double glazed window to rear elevation.

## UTILITY ROOM

9' 6" x 4' 4" (2.90m x 1.34m)

Skylight window, wall mounted boiler, wall and base level units with roll edge work surface, space for fridge/freezer, laminate flooring, radiator, double glazed door to rear garden.

## GARDEN

South facing garden, mainly laid to shingle with raised deck areas, enclosed by wooden fencing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	69	76
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



# LEASE INFORMATION:



As of February 2024, the vendor has informed us that the lease details are as follows:-

**Tenure:** Leasehold

**Landlord/Managing Agent:** David Heard

**Balance of Lease:** 157 years remaining

**Ground Rent Charges:** £250

**Ground Rent Review Period:** Every 25 Years

**Maintenance/Service Charges:** £520 per annum

**Maintenance /Service Charges Review Period:** TBC

**Building Insurance:** Included in Service Charge

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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