

32 EDWIN COURT
FRATTON WAY, SOUTHSEA,
HAMPSHIRE, PO4 8FR



£170,000 Leasehold

TWO BEDROOM APARTMENT WITH OFF ROAD PARKING & NO CHAIN! An opportunity to purchase a modern two bedroom apartment situated along Fratton Way, Southsea. Edwin Court is ideally situated within close proximity to an abundance of local amenities and Fratton Train station, just moments walk away. The well-presented accommodation briefly comprises; entrance hall, fitted bathroom, two double bedrooms and a lovely open plan kitchen/living room. Additional benefits include gas central heating, double glazing, an allocated parking space to the front of the building and a residents' garden. We feel this would make an ideal first home for someone. Also available at a 25% shared ownership. For further details, please call the Southsea Office.

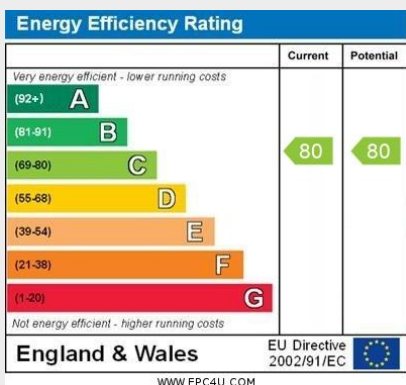


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COMMUNAL ENTRANCE

Secure entry system, door to:-

COMMUNAL HALL

Stairs and lift to all floors, access to communal garden, door to apartment 32.

HALLWAY

Doors to all rooms, security entry phone, storage cupboard housing wall mounted boiler, consumer unit and electric meter, vinyl flooring, radiator.

BATHROOM

6' 6" x 5' 5" (2.00m x 1.67m)

Panel enclosed bath with thermostatic shower, low level WC, pedestal mounted basin, heated towel rail, tiled to principal areas and vinyl flooring, double glazed window to rear elevation.

BEDROOM ONE

16' 7" x 9' 5" (5.06m x 2.88m)

Double glazed window to front elevation, carpeted, radiator, built-in wardrobe.

BEDROOM TWO

16' 7" x 7' 11" (5.06m x 2.43m)

Double glazed window to front elevation, radiator, carpeted.

KITCHEN/LIVING ROOM

26' 9" x 12' 10" at widest point (8.16m x 3.92m)

Lovely fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, one and a half bowl stainless steel sink and drainer unit, space for fridge/freezer, space and plumbing for washing machine, electric oven, gas hob with extractor fan over, tiled to principal areas and vinyl flooring to kitchen area, cupboard, dual aspect double glazed windows, carpeted lounge area, radiator.

OUTSIDE

COMMUNAL GARDENS

Landscaped garden with patio and lawn areas, outside seating and drying areas.

PARKING

One allocated parking space.

AGENTS NOTE:

COUNCIL TAX

Band B.



LEASE INFORMATION:



As of 24/02/2025, the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold

Landlord/Managing Agent: Guinness Homes.

Balance of Lease: 112 years remaining.

Ground Rent Charges: N/A.

Ground Rent Review Period: N/A.

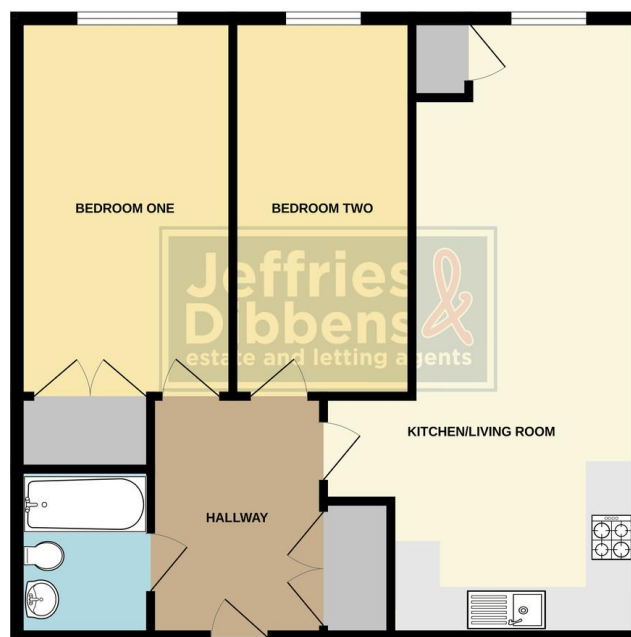
Maintenance/Service Charges: £1,673.76 per annum (£139.48 per month).

Maintenance /Service Charges Review Period: Annually.

Building Insurance: Included within service charge.

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

FOURTH FLOOR



While 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.
Made with Magicplan 12/2025

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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