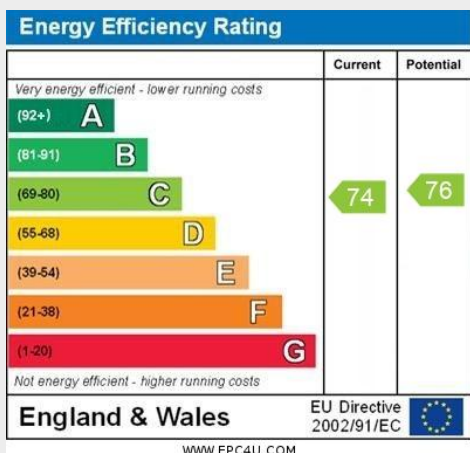


96B SOMERS ROAD,  
SOUTHSEA,  
PO5 4PY



**£165,000** Leasehold

INVESTMENT BUYERS - TWO BEDROOM FLAT WITH NO FORWARD CHAIN! This first floor flat is located along Somers Road, Southsea, and is offered to the market with no forward chain. The accommodation on offer briefly comprises; entrance hallway, two double bedrooms, fitted bathroom, lounge/diner and fitted kitchen. Additional benefits include gas central heating, double glazing throughout, and lease with a 89 year lease! The current tenancy is fixed until December 2025 generating £920 pcm. We feel this property would make a great investment purchase, so please call to arrange your internal viewing.



## COMMUNAL FRONT DOOR

Leading into:-

## COMMUNAL HALLWAY

Stairs to first floor, door to Flat B.

## HALLWAY

Doors to all rooms, radiator.

## LOUNGE

12' 6" x 13' 1" (3.83m x 3.99m)

Double glazed window to front elevation, radiator, built-in cupboard housing meters.

## BEDROOM ONE

10' 0" x 12' 3" (3.05m x 3.75m)

Double glazed window to rear elevation, radiator.

## KITCHEN

11' 10" x 5' 1" (3.63m x 1.55m)

Double glazed window to side elevation, fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, space for cooker with extractor hood over, space for fridge/freezer, stainless steel sink and drainer unit, tiled to principal areas, wall mounted combination boiler, space and plumbing for washing machine.

## BEDROOM TWO

8' 2" x 9' 1" (2.50m x 2.79m)

Double glazed window to rear elevation, radiator.

## BATHROOM

5' 11" x 5' 0" (1.81m x 1.54m)

Obscure double glazed window to side elevation, panel enclosed bath with shower over, close coupled WC, pedestal mounted basin, tiled to principal areas, extractor fan, heated towel rail.

## AGENTS NOTE:

## COUNCIL TAX

Band A.





# LEASE INFORMATION:



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

**Tenure:** Leasehold.

**Landlord/Managing Agent:** Sinclair Gardens Investments.

**Balance of Lease:** 89 years remaining.

**Ground Rent Charges:** £150 per annum.

**Ground Rent Review Period:** Annually.

**Maintenance/Service Charges:** £475 per annum.

**Maintenance /Service Charges Review Period:** Annually.

**Building Insurance:** £303 per annum.

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



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.  
Made with Metagame 03/25

## OFFICE ADDRESS

1 Marmion Road, Southsea, Hampshire,  
PO5 2DT

## OFFICE DETAILS

023 9236 1111  
southsea@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