

20 HAMPSHIRE TERRACE,  
PORTSMOUTH, HAMPSHIRE,  
PO1 2QB



**£230,000** Leasehold

LOVELY TWO BEDROOM MAISONETTE WITH GARDEN! A lovely unique maisonette which is offered to the market with no forward chain. Hampshire Terrace is situated in a highly popular location with Portsmouth University on your doorstep, and many other local amenities close by. The accommodation, which is well-presented throughout, briefly comprises; living room with glass banisters, cloakroom, double bedroom with en-suite bathroom and Juliet balcony on the ground floor. A master bedroom with en-suite, and a lovely fitted kitchen/dining room with metal spiral staircase can be found on the lower ground floor. A private garden, which is rare in this location, can be found to the rear of the property. Additional benefits include gas central heating and double glazing. We feel this would make an ideal purchase for an owner occupier or investment purchaser, so please book your viewing at your earliest convenience.

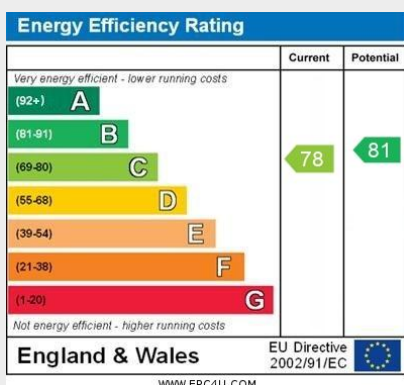
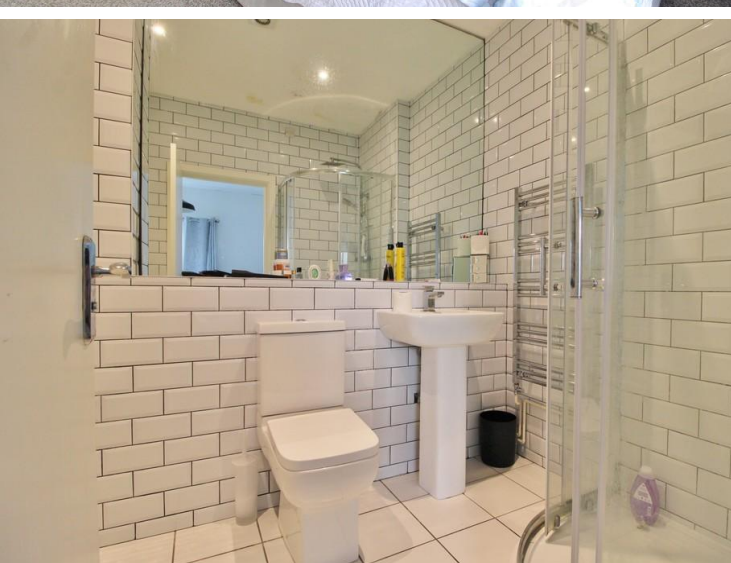


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## PRIVATE ENTRANCE

Wooden door to:-

## LOUNGE

18' 4" x 13' 4" (5.60m x 4.07m)

Double glazed floor to ceiling windows to front elevation, laminate flooring, glass banisters, spiral staircase down to lower ground.

## CLOAKROOM

Close coupled WC, pedestal mounted wash basin, radiator, tiled to principal areas and tiled flooring.

## BEDROOM ONE

12' 6" x 10' 10" (3.82m x 3.31m)

Double doors to Juliet balcony, carpeted, radiator.

## EN-SUITE

5' 1" x 5' 3" (1.55m x 1.61m)

Shower cubicle with thermostatic shower and oversized shower head, close coupled WC, pedestal mounted wash basin, heated towel rail, tiled throughout.

## KITCHEN/DINER

16' 3" x 12' 9" (4.97m x 3.91m)

Lovely modern kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit, electric oven, gas hob with extractor hood over, spaces and plumbing for washing machine and dishwasher, space for fridge/freezer, wall mounted boiler, tiled to principal areas, double glazed window to front elevation.

## BEDROOM TWO

10' 8" x 12' 2" (3.26m x 3.72m)

Double doors leading to garden, carpeted, radiator.

## EN-SUITE

Four-piece bathroom suite comprising panel enclosed bath with central tap, shower cubicle with thermostatic mixer with over-sized shower head, pedestal mounted wash basin, close coupled WC, heated towel rail, tiled throughout.

## GARDEN

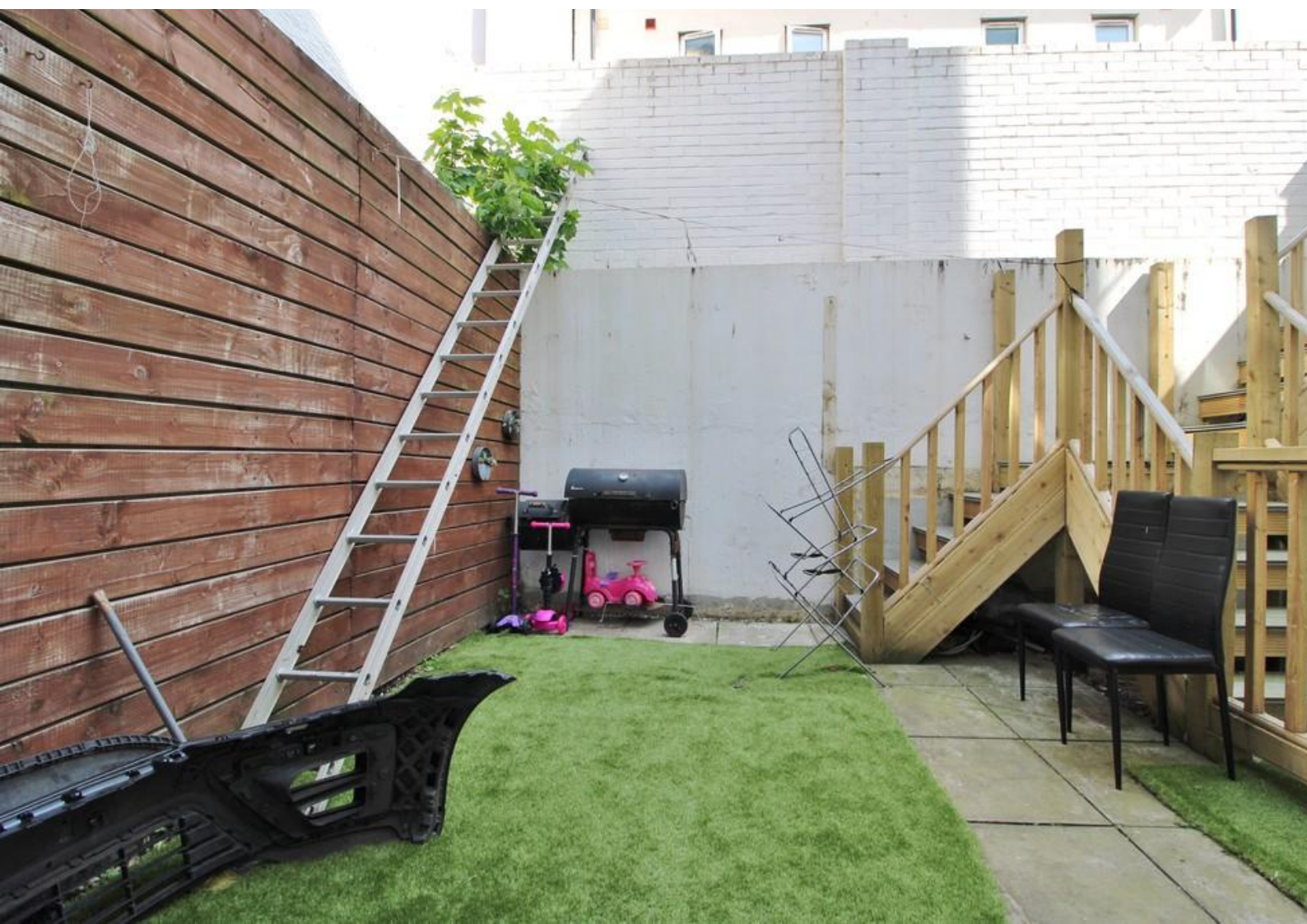
Private garden, laid to paving with artificial lawn area, rear access via wooden stairs.

## AGENTS NOTE:

## COUNCIL TAX

Band C.





# LEASE INFORMATION:



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

**Tenure:** Leasehold.

**Landlord/Managing Agent:** Dack.

**Balance of Lease:** 102 years remaining.

**Ground Rent Charges:** £100 per annum.

**Ground Rent Review Period:** Annually.

**Maintenance/Service Charges:** £2158.58 per annum.

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

**Building Insurance:** TBC.

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.  
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## OFFICE ADDRESS

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## OFFICE DETAILS

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