

£320,000
Blount Road
Old Portsmouth, PO1 2TW

TWO BEDROOM APARTMENT WITH GARAGE & NO FORWARD CHAIN! Located within the highly requested and sought-after Pembroke Park development in Old Portsmouth, this ninth-floor apartment offers a fantastic opportunity to acquire a home with spectacular, far-reaching sea views. The property is offered with no forward chain and benefits from a private garage, adding both convenience and value. The internal layout comprises a spacious living/dining room, separate kitchen, two bedrooms, and a generous shower room. The balcony is perfectly positioned to enjoy panoramic coastal outlooks. While the apartment would benefit from some general modernisation, this allows the eventual buyer the ideal chance to personalise the space to their taste and style. A rare offering in a prime location – viewing is highly recommended.

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COMMUNAL ENTRANCE Security entry system, door to foyer.

FOYER Lifts and stairs to all floors, door to apartment 56 found on the ninth floor.

HALLWAY Doors to all rooms, storage cupboard, carpeted flooring, entry phone, door to airing cupboard.

LIVING/DINING ROOM 19' 2" into bay x 15' 1" (5.86m x 4.60m) Double glazed bay window to front elevation with spectacular sea views out towards the Isle of Wight, double glazed window to side elevation with views out towards the Spinnaker Tower, two radiators, carpeted, double glazed door to:-

BALCONY 4' 5" x 7' 1" (1.36m x 2.16m) Tiled flooring, spectacular sea views out towards the Isle of Wight.

KITCHEN 7' 4" x 11' 0" (2.24m x 3.37m) 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 with mixer tap, built-in 'Neff' double oven, built-in 'Neff' gas hob with extractor hood over, integral washing machine and fridge/freezer, cupboard housing 'Vaillant' combination boiler, tiled to principal areas and tiled flooring, double glazed window to side elevation with views out towards the Spinnaker Tower.

MASTER BEDROOM 13' 7" x 11' 3" (4.16m x 3.43m) Double glazed window to front elevation with sea views, carpeted, radiator, range of fitted bedroom furniture.

BEDROOM TWO 13' 8" x 8' 8" (4.17m x 2.66m) Double glazed window to front elevation with sea views, carpeted.

SHOWER ROOM 7' 5" x 5' 11" (2.28m x 1.81m) Modern fitted suite comprising quadrant shower cubicle with 'Mira' electric shower, wash basin in vanity unit, close coupled WC, heated towel rail, mainly tiled walls with panelling to principal areas and vinyl flooring.

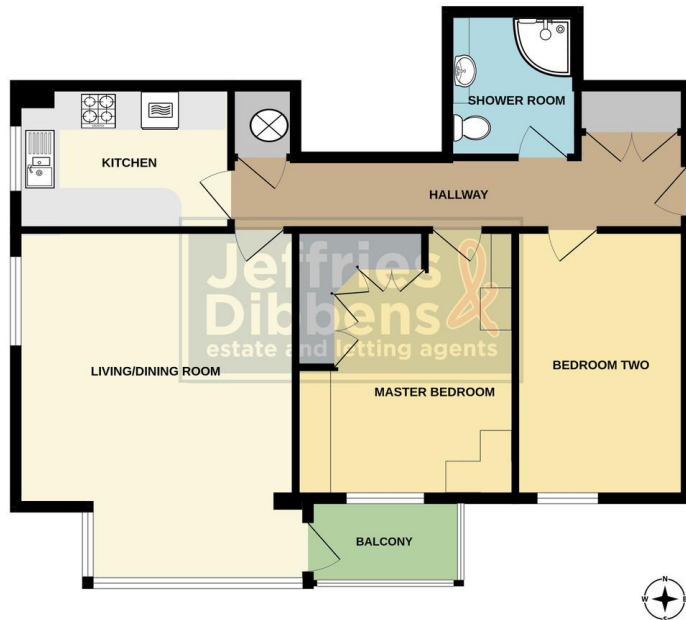
OUTSIDE:

GARAGE Located within a block.

COMMUNAL GARDENS Laid to lawn with water feature.

VISITOR PARKING Visitor car park.

NINTH 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.
Made with Mapbox 12/25

LEASE INFORMATION:

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

Tenure: Leasehold

Landlord/Managing Agent: Farrow & Lynes.

Balance of Lease: 989 years remaining.

Ground Rent Charges: Peppercorn.

Ground Rent Review Period: N/A.

Maintenance/Service Charges: £2600 per annum.

Maintenance /Service Charges Review Period: Annually.

Building Insurance: Included in Maintenance/service charges.

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

LOCAL AUTHORITY

Portsmouth City Council

TENURE

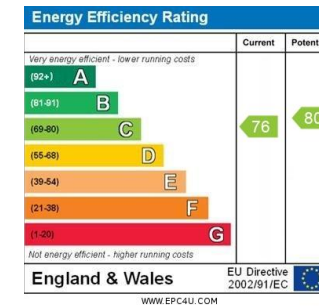
Leasehold

COUNCIL TAX BAND

Band E

VIEWINGS

By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
Dibbensen**
estate and letting agents

OFFICE ADDRESS

1 Marmion Road, Southsea,
Hampshire, PO5 2DT

CONTACT

023 9236 1111
southsea@jeffries.co.uk
www.jdea.co.uk