

65 LUMSDEN ROAD, SOUTHSEA,
HAMPSHIRE
PO4 9LN



£168,000 Leasehold

THREE BEDROOM MAISONETTE WITH SEA VIEWS! Located just a short stroll from Eastney Marina and the beach, is this well-presented three-bedroom first-floor maisonette. The property enjoys beautiful views stretching out towards the Solent and Portsdown Hill. The lower level features a well-equipped kitchen and a bright, open-plan living space. Upstairs, you'll find three bedrooms along with a modern bathroom, which conveniently includes plumbing and space for a washing machine. Additional benefits include double glazing and underfloor heating on the lower level. For further details or to arrange a viewing, please contact us today!

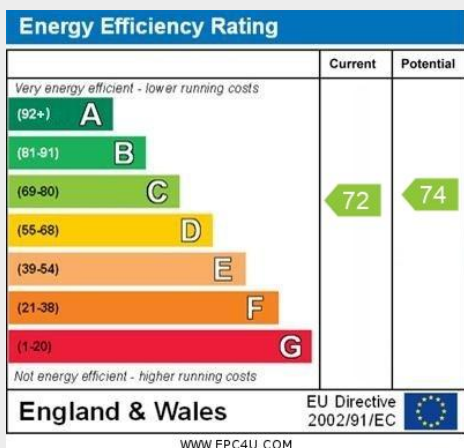
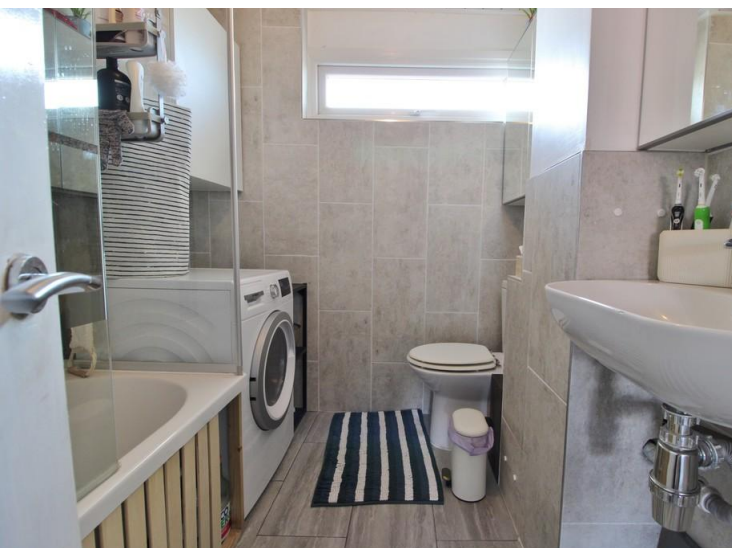


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COMMUNAL ENTRANCE

Intercom entry system, stairs to all floors, front door to:-

ENTRANCE HALL

Electric storage heater, stairs to first floor landing, carpeted, BT telephone point.

INNER HALL/OFFICE SPACE

7' 8" x 6' 2" (2.36m x 1.90m)

Under floor heating.

LOUNGE/DINER

14' 1" at widest point x 15' 2" (4.31m x 4.63m)

Double glazed window to rear elevation, under floor heating, storage heater, Virgin Media point.

KITCHEN

13' 9" x 8' 6" (4.21m x 2.61m)

Double glazed window to front elevation, Modern fitted kitchen comprising a range of wall and base level units incorporating square edge work surfaces, resin sink and drainer unit, integral dishwasher, oven with microwave over, halogen hob with extractor hood over, fridge/freezer, laminate flooring.

FIRST FLOOR LANDING

Spindled balustrade, doors to all rooms, airing cupboard housing domestic hot water cylinder, laminate flooring, loft access.

BEDROOM ONE

10' 11" excluding recess x 8' 6" (3.35m x 2.61m)

Double glazed window to front elevation, laminate flooring, built-in recess for wardrobe.

BATHROOM

7' 11" x 6' 2" (2.43m x 1.90m)

Modern fitted suite comprising panel enclosed bath with waterfall style mixer tap, thermostatic shower with rainfall style shower head, wall mounted wash basin, close coupled WC, fully tiled walls and tiled flooring, heated towel rail, space and plumbing for washing machine, obscure double glazed window to front elevation.

BEDROOM TWO

14' 3" x 8' 9" (4.36m x 2.69m)

Double glazed window to rear elevation, electric storage heater, laminate flooring, built-in wardrobe recess.

BEDROOM THREE

10' 8" x 6' 0" (3.26m x 1.85m)

Double glazed window to rear elevation, wall mounted electric heater, laminate flooring.

AGENTS NOTE:

COUNCIL TAX

Band A.



LEASE INFORMATION:



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

Tenure: Leasehold.

Landlord/Managing Agent: Sea View Estate.

Balance of Lease: 106 years remaining.

Ground Rent Charges: £200 per annum.

Ground Rent Review Period: TBC

Maintenance/Service Charges: £1430.00 per annum.

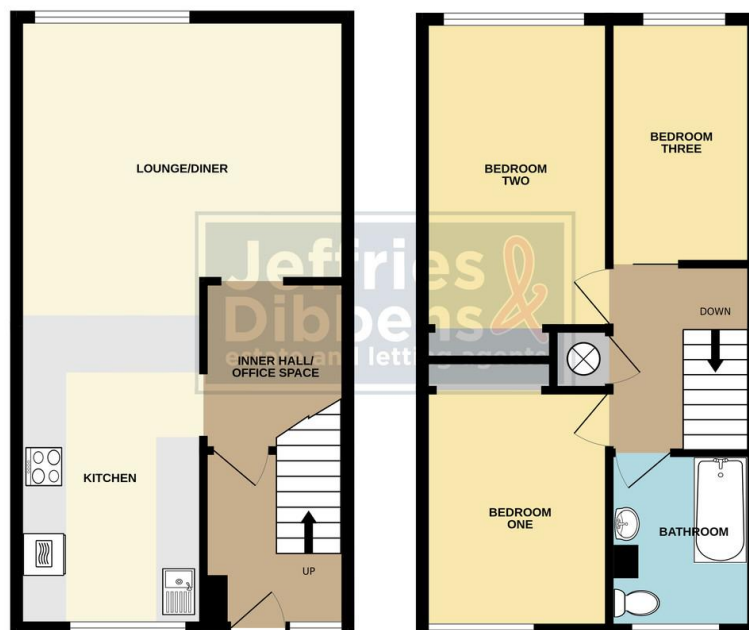
Maintenance /Service Charges Review Period: TBC

Building Insurance: Included in Maintenance/Service Charges.

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

GROUND FLOOR

1ST 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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OFFICE ADDRESS

1 Marmion Road, Southsea, Hampshire,
PO5 2DT

OFFICE DETAILS

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

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