

FLAT 3
22 WHITWELL ROAD, SOUTHSEA,
HAMPSHIRE, PO4 0QR



£230,000 Share of Freehold

TWO BEDROOM FIRST FLOOR FLAT WITH SHARE OF FREEHOLD & NO FORWARD CHAIN! A great opportunity to purchase this well-presented first floor flat in a highly popular pocket of Southsea. Whitwell Road is located within close proximity to Canoe Lake, central Southsea shopping area and the seafront! The internal accommodation comprises; entrance hallway, two double bedrooms, a well-proportioned fitted bathroom, fitted kitchen, and living room with bay window and period features. The real benefits of this property are the share of freehold and no forward chain. Viewing strictly by appointment only, so please call the Southsea office at your earliest possible opportunity.

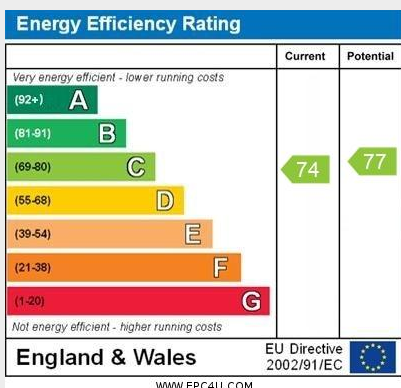


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COMMUNAL ENTRANCE

Security entry system, wooden front door to:-

COMMUNAL HALL

Stairs to all floors, door to:-

HALLWAY

Laminate flooring, radiator, doors to all rooms, double glazed window to side elevation, opening to:-

KITCHEN

13' 10" x 7' 1" (4.24m x 2.16m)

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, eye level electric oven, electric hob, extractor fan, spaces and plumbing for washing machine and dishwasher, spaces for tumble dryer and fridge/freezer, period style coving, double glazed window to front elevation.

LOUNGE

14' 0" at widest point x 13' 6" (4.27m x 4.14m)

Double glazed bay window to front elevation, two radiators, laminate flooring, electric fireplace, period features include; ceiling rose, picture rail, coving and high skirting boards.

BEDROOM ONE

13' 8" x 9' 3" (4.19m x 2.84m)

Double glazed window to rear elevation, radiator, laminate flooring.

BEDROOM TWO

10' 7" x 7' 1" (3.23m x 2.16m)

Double glazed window to rear elevation, laminate flooring, radiator.

CLOAKROOM

Low level WC, wall mounted wash basin, laminate flooring, double glazed window to side elevation.

BATHROOM

7' 6" x 7' 4" (2.31m x 2.24m)

Corner bath with mixer tap, electric shower over, low level WC, vanity unit housing wash basin with mixer tap and storage below, heated towel rail, tiled throughout, double glazed window to rear elevation.

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: Share of Freehold

Landlord/Managing Agent: 22 Whitwell Road Ltd.

Balance of Lease: 89 years remaining.

Ground Rent Charges: N/A

Ground Rent Review Period: N/A

Maintenance/Service Charges: £1,200 per annum (£100 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.

FIRST 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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