

103 LUMSDEN ROAD, SOUTHSEA,
HAMPSHIRE,
PO4 9LW



£165,000 Leasehold

GROUND FLOOR MAISONNETTE! Located on Lumsden Road a residential setting surrounded by green open spaces, this purpose-built three-bedroom maisonette offers spacious living throughout. The ground floor featuring an entrance hall, a fitted kitchen/diner, and a bright living room with views of Lock Lake. Upstairs, there are three well-proportioned bedrooms, a light landing, and a fitted bathroom suite. Ideally positioned just a short stroll from Eastney Beach, Southsea Marina, and Lock Lake, this home is perfectly placed for those who enjoy coastal living while remaining within easy reach of local amenities. Double glazing and electric heating complete the appeal for this home.



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ENTRANCE

Double glazed door to:-

HALLWAY

Stairs to first floor landing, double glazed window to front elevation, solid wood flooring, electric radiator, doors to all rooms.

KITCHEN/DINER

16' 4" x 8' 6" (4.99m x 2.61m)

Fitted kitchen comprising a range of wall and base level units incorporating roll top work surfaces, sink and drainer unit with mixer tap, space for free-standing cooker, space and plumbing for washing machine, space for fridge/freezer, tiled flooring in kitchen area, solid wood flooring in dining area, pantry cupboard, tiled to principal areas, double glazed window to front elevation.

LIVING ROOM

11' 5" x 15' 1" (3.50m x 4.62m)

Double glazed window to rear elevation with views of Lock Lake, electric radiator, laminate flooring.

LANDING

Double glazed window to side elevation, storage cupboard with hot water tank and shelving, doors to all rooms.



BEDROOM THREE

11' 1" x 6' 1" (3.39m x 1.87m)

Double glazed window to rear elevation, electric radiator, carpet throughout.

BEDROOM ONE

14' 7" x 8' 9" (4.47m x 2.68m)

Double glazed window to rear elevation with views of Lock Lake, carpet throughout, built-in wardrobes, electric radiator.



BEDROOM TWO

11' 5" x 8' 7" (3.48m x 2.62m)

Double glazed window to front elevation, electric radiator, carpet throughout, built-in wardrobes.

BATHROOM

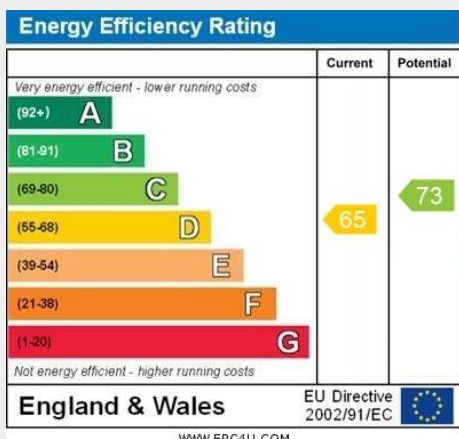
8' 3" x 6' 2" (2.53m x 1.89m)

Panel enclosed bath with central taps and shower attachment over, concealed WC, pedestal hand basin, tiled to principal areas and vinyl flooring, double glazed window to front elevation, cupboard with built-in shelving.

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: Southcoast Management Company.

Balance of Lease: 109 years remaining.

Ground Rent Charges: £200 per annum.

Ground Rent Review Period: Annually.

Maintenance/Service Charges: £1,430 per annum.

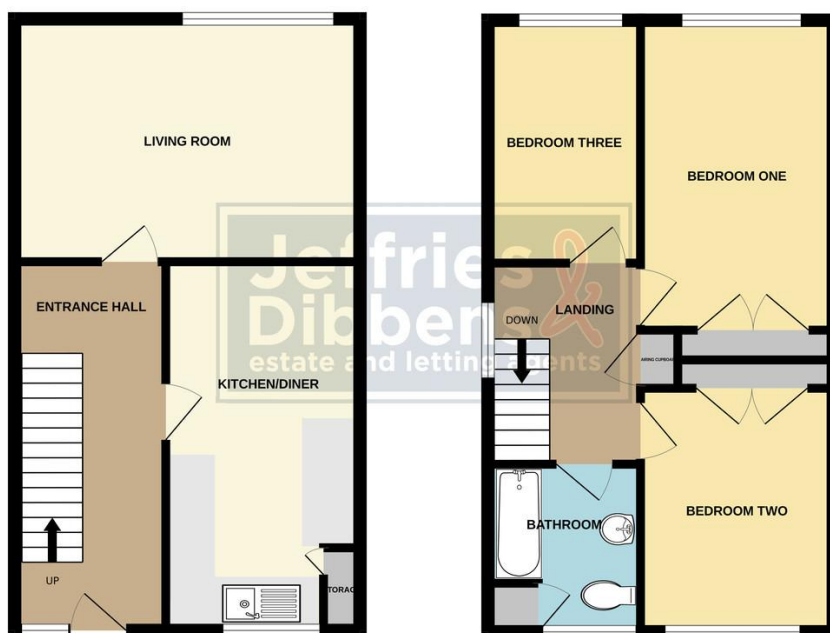
Maintenance /Service Charges Review Period: Annually.

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.

GROUND FLOOR

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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