

**33 BRECON HOUSE
GUNWHARF QUAYS, PORTSMOUTH,
PO1 3BP**



£310,000 Leasehold

TWO BEDROOM APARTMENT WITH ALLOCATED PARKING & NO FORWARD CHAIN! Situated in the prestigious Gunwharf Quays Development is this two bedroom apartment in Brecon House. Located along the canal side of the complex with an abundance of designer shops, bars, restaurants and Portsmouth Harbour Train station all within walking distance. The accommodation on offer comprises two double bedrooms with en-suite to master, family fitted bathroom, open plan living room and modern fitted kitchen/breakfast room with integral appliances. The property also offers an allocated parking space in a secure underground car park and a SOUTHERLY ASPECT PRIVATE BALCONY. We highly advise an internal viewing so please call Jeffries & Dibbens to arrange this.



jidea.co.uk

f @JeffriesAndDibbens

JeffriesDibbens

@JeffriesAndDibbens



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		

COMMUNAL ENTRANCE

Security entry system, door to:-

COMMUNAL HALL

Stairs and lift to all floors, doors to all flats.

HALLWAY

Storage cupboards, one housing hot water cylinder, laminate flooring, doors to all rooms.

BEDROOM ONE

11' 0" x 13' 8" (3.36m x 4.19m)

Double glazed window to rear elevation, carpeted, electric radiator, built-in wardrobes, door to:-

EN-SUITE

7' 1" x 5' 3" (2.18m x 1.61m)

Shower cubicle with thermostatic mixer, close coupled WC, wall mounted wash basin, heated towel rail, tiled to principal areas and tiled flooring.

BEDROOM TWO

13' 3" x 10' 10" (4.06m x 3.31m)

Double glazed window to front elevation, carpeted, electric radiator.

BATHROOM

6' 7" x 7' 8" (2.02m x 2.34m)

Panel enclosed bath with thermostatic mixer, wall mounted wash basin, close coupled WC, heated towel rail, tiled to principal areas and tiled flooring.

KITCHEN/LOUNGE AREA

25' 6" x 15' 1" (7.78m x 4.62m)

KITCHEN

Fitted kitchen comprising a range of wall and base level units incorporating square edge work surfaces, one and a half bowl sink and drainer unit, spot lights, under cabinet lighting, integral fridge/freezer, washing machine and dishwasher, electric oven, island with electric hob and extractor hood over and cupboards below, breakfast bar.

LOUNGE

Double glazed sliding doors to balcony, laminate flooring, electric radiators.

BALCONY

Southerly facing aspect, enclosed by metal railings.

PARKING

One allocated parking space in secure underground car park with fob access.

AGENTS NOTE:

COUNCIL TAX

Band E.



LEASE INFORMATION:



As of 30/09/2025, the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold.

Landlord/Managing Agent: Dacks.

Balance of Lease: 173 years remaining.

Ground Rent Charges: £463.68 per annum.

Ground Rent Review Period: Every 4 years.

Maintenance/Service Charges: £1408.00 paid every 6 months, April – October.

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 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.
Made with Metropix ©2025

OFFICE ADDRESS

1 Marmion Road, Southsea, Hampshire,
PO5 2DT

OFFICE DETAILS

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

AGENTS' NOTE: All measurements shown are approximate and may have been taken with a sonic measure and therefore should be verified. No electrical, mechanical or gas appliances have been tested by a representative of this company. These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, and neither Jeffries & Dibbens nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Jeffries & Dibbens Ltd. Registered in England No. 3185348 registered office: 196 Havant Road, Drayton, Portsmouth, PO6 2EH