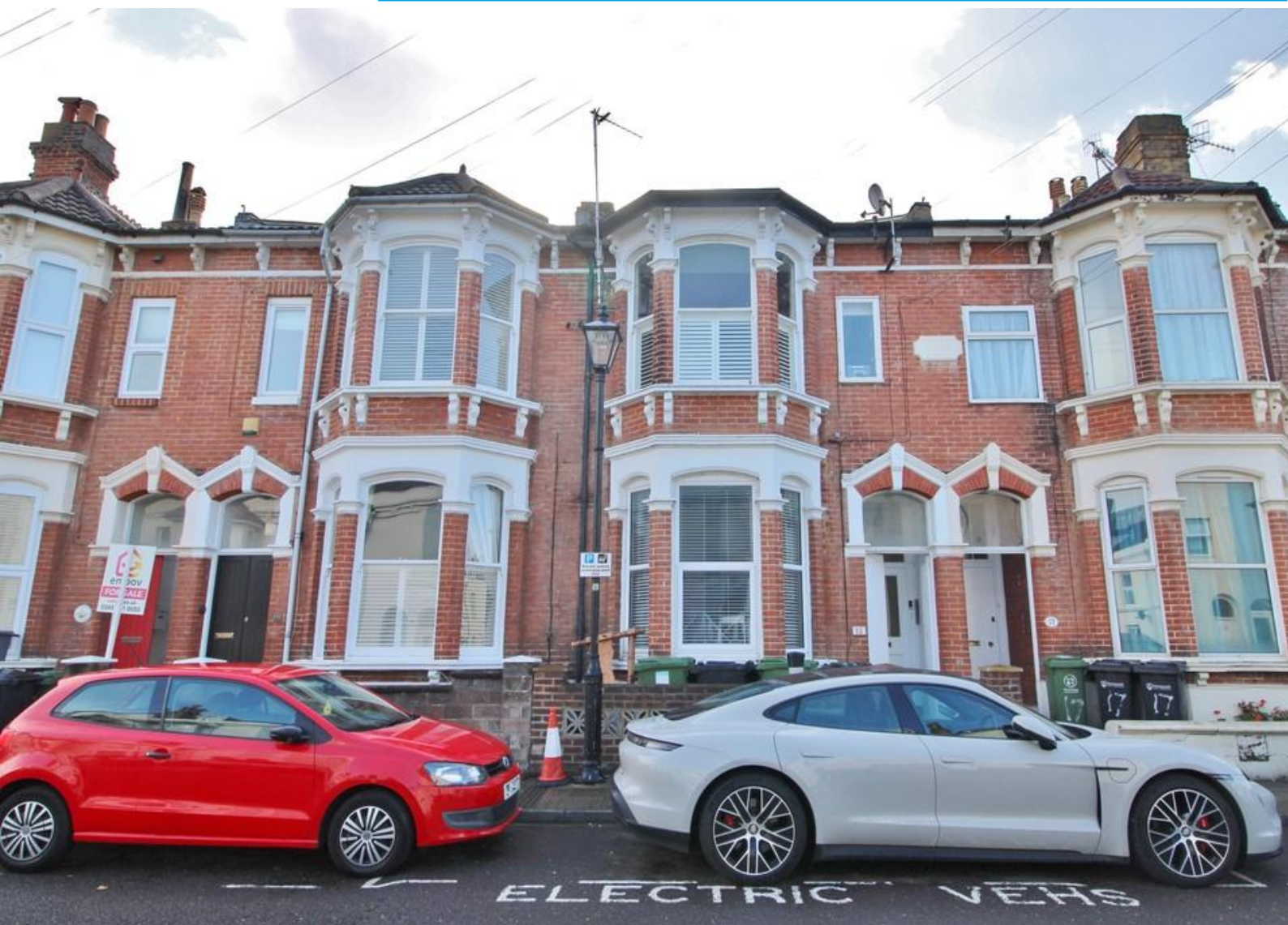


FLAT 5
15 BEACH ROAD, SOUTHSEA,
HAMPSHIRE, PO5 2JH



£120,000 Leasehold

ONE BEDROOM FLAT WITH NO FORWARD CHAIN! Situated just moments away from the seafront, is this second floor flat along Beach Road, Southsea. The accommodation briefly comprises; entrance hall, fitted bathroom suite, open plan kitchen/living room with skylight window and double bedroom. We feel this would make an excellent investment opportunity or someone who is looking as an owner occupier, so please call the Southsea office to arrange your internal viewing.



jdea.co.uk

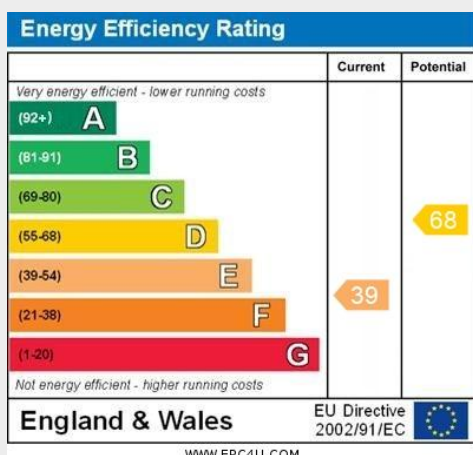
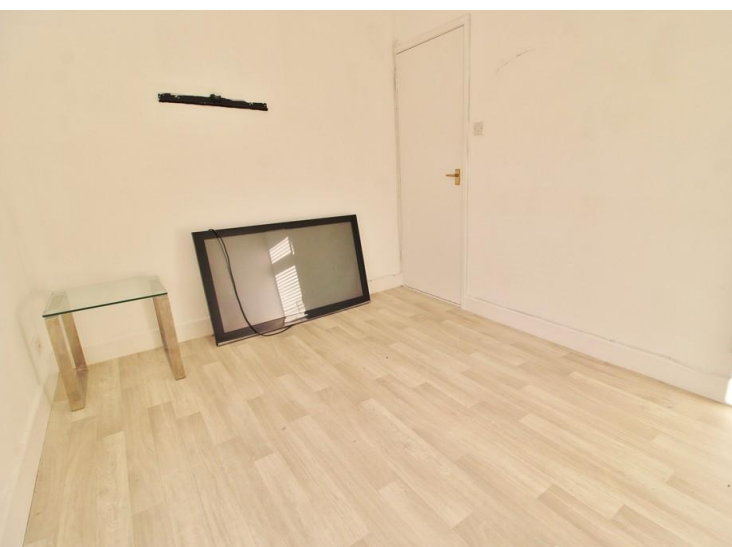
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COMMUNAL ENTRANCE

Communal front door to:-

COMMUNAL HALL

Stairs to all floors, door to:-

HALLWAY

Stairs to landing, carpet throughout, doors to all rooms.

BATHROOM

4' 2" x 7' 10" (1.29m x 2.41m)

Fitted bathroom comprising panel enclosed bath with electric shower over, low level WC, pedestal hand basin, vinyl flooring, tiled to principal areas, double glazed window to side elevation.

KITCHEN/LIVING ROOM

11' 11" x 10' 9" (3.64m x 3.30m)

Fitted kitchen comprising a range of wall and base level units incorporating roll top work surfaces, space for freestanding cooker, space and plumbing for washing machine, stainless steel bowl sink with mixer tap, skylight window, double glazed window to side elevation, vinyl flooring, door to:-

BEDROOM

8' 4" x 10' 10" (2.56m x 3.31m)

Double glazed window to rear elevation, vinyl flooring.

AGENTS NOTE:

COUNCIL TAX

Band A.



LEASE INFORMATION:



As of 06/10/2025, the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold

Landlord/Managing Agent: Beach Road Limited.

Balance of Lease: 125 years from 10/04/1990. 90 years remaining.

Ground Rent Charges: £110 per annum.

Ground Rent Review Period: TBC

Maintenance/Service Charges: £177.42 per annum 1/5th of the costs for the electrics and fire system in the communal areas.

Maintenance /Service Charges Review Period: TBC

Building Insurance: £118.72 per annum. £593.59 split between 5 flats.

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

THIRD 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

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