

52A FORT CUMBERLAND ROAD,
SOUTHSEA,
HAMPSHIRE
PO4 9LQ



£145,000 Leasehold

TWO BEDROOM FIRST FLOOR APARTMENT WITH SOUTH-FACING BALCONY & NO FORWARD CHAIN! Located along Fort Cumberland Road, Eastney, this well-presented first-floor apartment can be found just a short stroll from Bransbury Park, Eastney Road shops, and the seafront. The accommodation includes an entrance hall, two bedrooms, a fitted kitchen, a spacious shower room, and a 16ft (approx.) lounge/diner, which is bright and airy, with a door leading out to a south-facing balcony. Additional benefits include central heating, double glazing throughout, lift access, and residents' off-road parking (on a first come, first serve basis). For more details or to arrange a viewing, contact the Southsea branch today!



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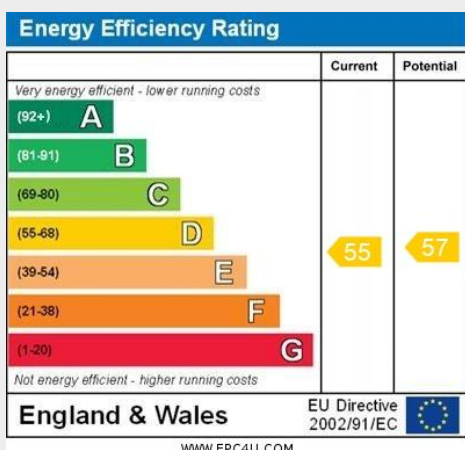
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COMMUNAL ENTRANCE

Security entry system, door to:-

COMMUNAL HALL

Stairs to all floors, privacy door to communal entrance hall, door to Apartment 52a.

HALLWAY

Doors to all rooms, carpeted, airing cupboard housing hot water cylinder and consumer unit.

BATHROOM

6' 5" x 5' 10" (1.98m x 1.78m)

Panel enclosed bath with thermostatic shower over, pedestal mounted wash basin, close coupled WC, radiator, tiled to principal areas and tiled flooring.

BEDROOM ONE

15' 3" x 15' 2" at widest point (4.65m x 4.63m)

Double glazed window to rear elevation, carpeted, radiator.

BEDROOM TWO

10' 4" x 7' 4" (3.16m x 2.24m)

Double glazed window to rear elevation, carpeted, radiator.

KITCHEN

6' 7" x 8' 3" (2.02m x 2.54m)

Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit, electric oven and electric hob with extractor hood over, space and plumbing for washing machine, space for under counter fridge, spot lights, tiled to principal areas and tiled flooring.

LIVING ROOM

16' 8" x 11' 8" (5.10m x 3.58m)

Double glazed window to rear elevation, carpeted, radiator, double glazed door leading to:-

BALCONY

Southerly aspect, laid to decking, enclosed by metal railings.

AGENTS NOTE:

COUNCIL TAX

Band A.



LEASE INFORMATION:



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

Tenure: Leasehold.

Landlord/Managing Agent: KMP Solutions.

Balance of Lease: 105 years remaining.

Ground Rent Charges: £200 per annum.

Ground Rent Review Period: TBC

Maintenance/Service Charges: £1,392 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.

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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 02025

OFFICE ADDRESS

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OFFICE DETAILS

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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