

89 GREEN ROAD, SOUTHSEA,
HAMPSHIRE
PO5 4DX



£215,000 Leasehold

THREE BEDROOM MAISONETTE WITH MODERN KITCHEN! This three bedroom maisonette can be found in the heart of Southsea. Green Road is situated within a short walk of Portsmouth University, Castle Road shopping area and an array of bars and restaurants. The accommodation, which is arranged over two floors, comprises three bedrooms, fitted shower room and separate WC on the upper floor with a lovely modern fitted kitchen and living room with bay window on the lower floor. Additional benefits include gas central heating and double glazing. To arrange your internal viewing please contact Jeffries & Dibbens, Southsea.



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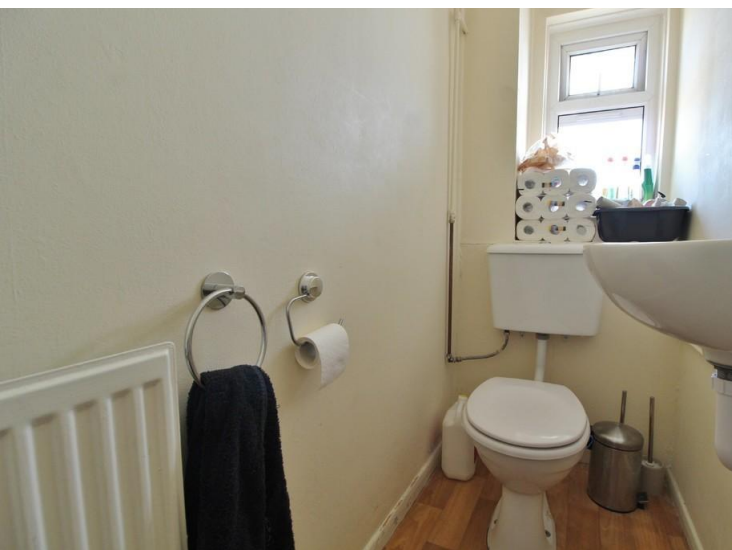
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EPC Graph to follow

COMMUNAL ENTRANCE

Security entry system, stairs to all floors, door to:-

HALLWAY

Stairs to upper floor, vinyl flooring, radiator, security entry phone.

KITCHEN

11' 7" x 9' 11" (3.54m x 3.03m)

Fitted kitchen comprising a range of wall and base level units incorporating square edge work surfaces, resin sink and drainer unit with mixer tap, electric oven, ceramic hob with extractor over, integral dishwasher, space and plumbing for washing machine, space for fridge/freezer, wall mounted boiler, vinyl flooring.

LOUNGE

16' 9" x 17' 11" (5.13m x 5.47m)

Double glazed bay window to front aspect, double glazed window to front aspect, radiator, vinyl flooring, feature fireplace with electric fire.

FIRST FLOOR LANDING

Doors to all rooms, double glazed window to front aspect, storage cupboard, radiator.

BATHROOM

5' 2" x 0' 7" (1.58m x .181m)

Glass shower cubicle with thermostatic shower, was basin, radiator, vinyl flooring, obscure double glazed window to front aspect.

WC

Low level WC, wash basin, radiator.

BEDROOM ONE

12' 10" x 11' 5" (3.92m x 3.49m)

Double glazed window to front aspect, radiator, carpeted, storage cupboard.

BEDROOM TWO

13' 2" x 7' 10" (4.02m x 2.40m)

Double glazed window to rear aspect, carpeted, radiator.

BEDROOM THREE

12' 2" x 8' 3" (3.71m x 2.53m)

Double glazed window to rear aspect, radiator, carpeted.

AGENTS NOTE:

COUNCIL TAX

Band B.



LEASE INFORMATION:



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

Tenure: Leasehold.

Landlord/Managing Agent: Portsmouth City Council.

Balance of Lease: 98 years remaining.

Ground Rent Charges: £0 per annum.

Ground Rent Review Period: N/A.

Maintenance/Service Charges: £2,448 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.



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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