



£180,000 Share of Freehold



JUSTFLATS

11 Sirius House
Victoria Road South
Southsea
PO5 2BS

Email - southsea@jeffries.co.uk Tel - 023 9236 1111

"PRIME LOCATION IN THE HEART OF SOUTHSEA WITH SHARED FREEHOLD, GARAGE & NO FORWARD CHAIN! A wonderful opportunity to acquire this top floor maisonette situated within Sirius House, along Victoria Road South, Southsea. With garage parking, no forward chain and everything charming Southsea has to offer on your doorstep, Sirius House ticks all the boxes! Accommodation comprises a light and airy communal entrance hall, two bedrooms (both with balconies), fitted kitchen, fitted bathroom and a lovely lounge/diner measuring 24ft (approx.) x 10ft (approx.). Whilst the property would benefit from modest refurbishment, it benefits from no forward chain, double glazing, a fresh paint job and new carpets throughout. Internal viewing on this property is a must! Call Jeffries & Dibbens today to avoid disappointment."

Eddie Lewis, Sales Manager, Southsea

COMMUNAL ENTRANCE

Wooden front door, stairs to all flats, door to Flat 11.

HALLWAY

Vinyl flooring, door to:-

KITCHEN

6' 4" x 6' 9" (1.94m x 2.08m) A range of wall and base level units incorporating roll top work surfaces, stainless steel sink and drainer unit, electric oven, electric hob with extractor hood over, space for fridge and freezer, space and plumbing for washing machine and dishwasher, tiled to principal areas, vinyl flooring, double glazed window to front elevation, opening to:-

LOUNGE/DINER

23' 9" x 9' 11" (7.24m x 3.04m) Double glazed window to rear elevation, storage heater, freshly laid carpet, stairs to first floor.

LANDING

Freshly laid carpets, doors to all rooms, storage cupboard housing water cylinder.

BEDROOM TWO

7' 1" x 9' 11" (2.17m x 3.03m) Double glazed window to front elevation, freshly laid carpet, double glazed door leading to northerly aspect balcony.

BATHROOM

Panel enclosed bath with hot and cold taps, electric shower unit over, low level WC, inset hand basin, tiled to principal areas, vinyl flooring, double glazed obscure window to side elevation.

BEDROOM ONE

9' 11" x 10' 9" (3.03m x 3.28m) Double glazed window to rear elevation, freshly laid carpets, double glazed door to southerly aspect balcony.

OUTSIDE

Privately owned garage with up and over door and parking for one vehicle, residents off road parking, communal garden with two communal drying areas and private lock-up store.





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 & Partners nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Jeffries & Partners Ltd. Registered in England No. 3185348 registered office: 196 Havant Road, Drayton, Portsmouth, PO6 2EH

Visit our 'Graham Jeffries Mortgage Desk'

LEASE INFORMATION:

Tenure:- Share of Freehold

Landlord/Managing Agent:- Sirius House Residents Association Ltd.

Balance of Lease:- 949 years remaining

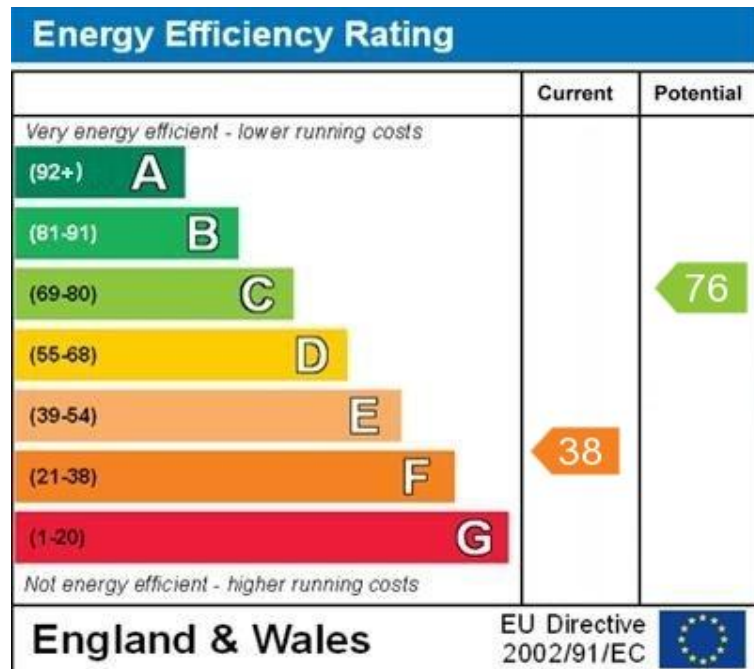
Ground Rent:- N/A

Maintenance/Service Charges:- £340 per annum

Building Insurance:- Variable but 2020's charge was £116

Management Insurance:- Variable but 2020's charge was £57

The above information has been supplied to us by the current owner(s). Confirmation of all charges relating to this property should be confirmed by your solicitor prior to any exchanging of contracts.



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