

26 PORTSDOWN HILL ROAD,
HAVANT,
PO9 3JY



£219,950 Share Of Freehold

Offered with No Forward Chain, we're pleased to bring to the market this unique one/two bedroom first floor apartment with stunning views across the local countryside. The accommodation consists of two bedrooms currently arranged as a main bedroom opening into a dressing room, a large lounge, a kitchen, a modern shower room and a loft room. Externally there is a garage and parking as well as a private garden with patio area and bar with power and lighting. This property truly is a must view and to arrange a viewing contact our Drayton Office today!



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FRONT

Off road parking, stairs leading to front door.

HALLWAY

BEDROOM ONE

12' 1" x 9' 1" (3.68m x 2.77m)

BEDROOM TWO

7' 7" x 6' 5" (2.31m x 1.96m)

LOUNGE

15' 10" x 12' 0" (4.83m x 3.66m)

KITCHEN

8' 8" x 7' 5" (2.64m x 2.26m)

SHOWER ROOM

GARAGE

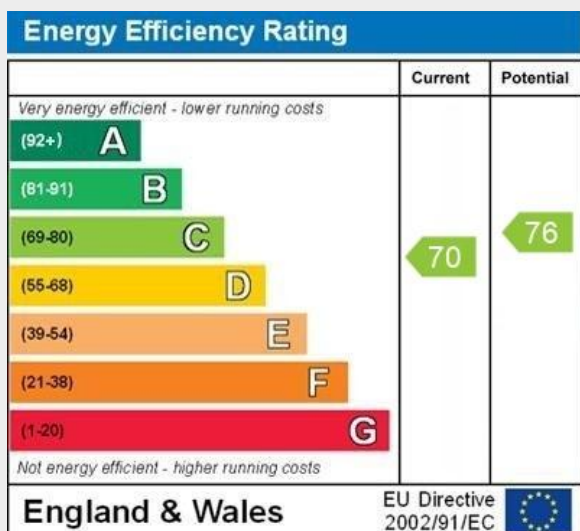
PRIVATE GARDEN

Private garden with patio area, bar with power and lighting.

Council Tax:

Havant Borough Council

Band: B





LEASE INFORMATION:



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

Tenure: Share of freehold (any building costs are shared 50/50 between both owners)

Balance of Lease: 101 years remaining but as 50% share of freehold and only 2 parties involved would, it be a minimal cost to extend in the future.

Ground Rent Charges: Nil

Maintenance/Service Charges: Nil

Building Insurance: Buildings insurance is due each October and is paid up until October 2025.

The cost is shared 50/50 between the 2 flats and this year's amount was £330.25 each.

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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