



Jeffries & Dibbens
estate and letting agents

£250,000

Longwood Avenue

Cowplain, PO8 8JA

PROPERTY SUMMARY

Offered for sale with no forward chain and 1/3 share of the freehold, we are delighted to offer for sale this fabulous 1 bedroom ground floor garden flat in Cowplain. This spacious apartment has a large number of benefits and internal viewings are very strongly advised. The property boasts a double bedroom with fitted wardrobes and potential walk in wardrobe/dressing room, modern fitted shower room, large modern kitchen with open plan lounge and a dining room/second reception. Externally there is a lovely private rear garden and allocated parking. Early viewing of this wonderful property is very strongly advised and can be arranged by contacting us as sole agents.





ENTRANCE Door to:

ENTRANCE HALL Window to front aspect, radiator, built in storage cupboards, doors to:

SHOWER ROOM 6' 11" x 6' 08" (2.11m x 2.03m) Window to front aspect, heated towel rail, double shower, WC & hand wash basin with vanity surround and cupboard under, extractor, tiled surround and flooring.

BEDROOM 13' 10" x 9' 09" (4.22m x 2.97m) Twin windows to side aspect, skylight window, radiator, built in wardrobes, door to:

BOILER ROOM/DRESSING ROOM Window to front aspect, wall mounted boiler.

LOUNGE/KITCHEN 19' 03" x 15' 04" (5.87m x 4.67m) Twin windows to side aspect, two windows and double doors to rear aspect, 2 x skylight windows, radiator, range of fitted cupboards, units and work surfaces with sink unit and mixer tap, space for 'Range' style cooker, built in fridge and freezer, plumbing for washing machine.

CONSERVATORY/DINING ROOM 14' 09" x 10' 06" (4.5m x 3.2m) Fully double glazed with windows to all sides and double doors to rear garden, radiator.

OUTSIDE Front - Allocated parking for 1 car, side access to:

REAR GARDEN Private rear garden which is mostly laid to patio and has a raised stone chipping area, timber shed, outside tap.

LEASE INFORMATION As of September 2025 the vendor has informed us that the lease details are as follows:-

Freeholder/Managing Agent: Longmood management

Balance Of Lease: 981 years (approx) remaining

Service/Maintenance Charges: N/A

Buildings Insurance Charges: Comes out of ground rent

Ground Rent: £40 per month

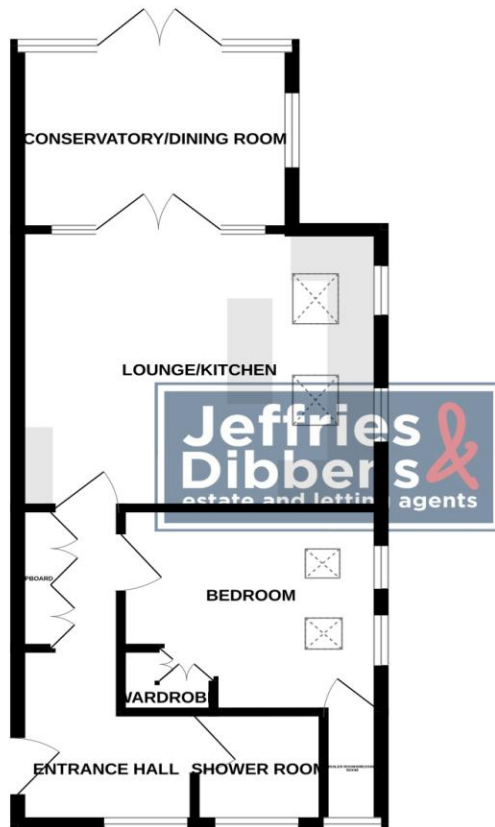
Service Charge Review Period: N/A

Ground Rent Review Period: N/A

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



GROUND FLOOR



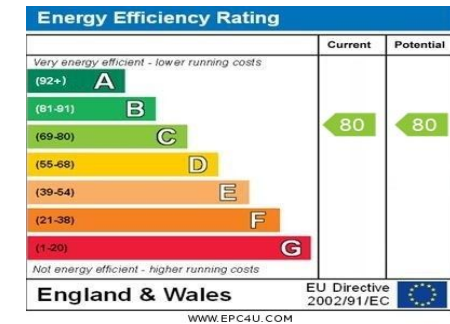
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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LOCAL AUTHORITY
Havant Borough Council

TENURE
Leasehold

COUNCIL TAX BAND
Band A

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
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