



## Barnham House

Hilsea, Portsmouth, PO2 9AG

# £179,500

One bedroom, large first floor apartment in Compass Point, Hilsea. Gas central heating, triple aspect, double glazed, allocated parking. No onward chain - please call to arrange a viewing.



# Property Features

- 1 Bedroom
- Dual Aspect
- Allocated Parking
- Gas Central Heating
- Band A Council Tax
- Compass Point Location
- No onward chain

## Full Description

### DESCRIPTION

A well presented one bedroom first floor apartment in the ever popular Compass Point development in Hilsea.

This triple aspect apartment is offered for sale with no onward chain.

This light and airy apartment is accessed via a secure intercom system.

The lounge/dining room has the added benefit of being dual aspect in addition to having a south facing Juliette Balcony.

The fitted kitchen with window comes complete with hob, oven, hood and washer/dryer, and there is space for a full height fridge/freezer.

The double bedroom is fitted with floor to ceiling mirrored door wardrobes.

The bathroom with window has a white suite comprising of sink and pedestal, low level WC and a bath with electric shower over, opaque window and vinyl flooring.

The apartment benefits from gas central heating and hot water from a gas combi boiler, there is double glazing throughout, two storage cupboards off the hallway and the apartment has the benefit of an allocated parking space plus additional visitor spaces nearby.

There are communal gardens in addition to lockable bin and bicycle stores.

### PRINCIPLE DIMENSIONS

Hallway - 2.76m x 2.10m max

Living Room - 4.75m x 3.59m

Bathroom - 2.09m x 1.93m

Kitchen - 2.82m x 2.35m

Bedroom - 4.01m x 3.56m

### OTHER INFORMATION

Council Tax Band A - Portsmouth City Council  
Leasehold Property

Service Charge Information:

Ground Rent £200 per annum

Service Charge £1134.52 per annum (2024)







Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



11 The Boardwalk, Port Solent, Portsmouth, Hampshire, PO6 4TP

[www.hampshirelifelifehomes.co.uk](http://www.hampshirelifelifehomes.co.uk) [info@hampshirelifelifehomes.co.uk](mailto:info@hampshirelifelifehomes.co.uk)

Tel: 02392 373446

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements