



## £175,000 Share of Freehold

ONE BEDROOM FLAT WITH SHARE OF FREEHOLD & NO FORWARD CHAIN IN PRIME SOUTHSEA LOCATION! A great opportunity to purchase a property in Nelson Road, Southsea. Situated within in the heart of Central Southsea, an excellent position for access to Marmion and Palmerston Road, the Seafront and Southsea Common. The well-presented accommodation offers a spacious lounge/diner, 12ft double bedroom with feature wall panelling, lovely bathroom suite and modern fitted kitchen with integral appliances. Having double glazing, gas central heating including underfloor heating, and a share of the freehold, we feel this would make an ideal first time purchase or investment opportunity. Please call the Southsea office to arrange your internal viewing.



| Energy Efficiency Rating                           |          | Current                 | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |          |                         |           |
| (92+)  | <b>A</b> |                         |           |
| (81-91)  | <b>B</b> |                         |           |
| (69-80)  | <b>C</b> |                         | 80        |
| (55-68)  | <b>D</b> |                         |           |
| (39-54)  | <b>E</b> | 46                      |           |
| (21-38)  | <b>F</b> |                         |           |
| (1-20)   | <b>G</b> |                         |           |
| <i>Not energy efficient - higher running costs</i> |          |                         |           |
| <b>England &amp; Wales</b>                         |          | EU Directive 2002/91/EC |           |
| WWW.EPC4U.COM                                      |          |                         |           |

## COMMUNAL ENTRANCE

Into:-

## COMMUNAL HALLWAY

Stairs to first floor, door to Flat 4.

## ENTRANCE

Stairs up to hallway.

## HALLWAY

Doors to rooms, loft access, underfloor heating with wall mounted control.

## KITCHEN

8' 2" x 6' 0" (2.49m x 1.85m)

Fitted kitchen comprising a range of wall and base level units incorporating marble work surfaces, stainless steel sink with mixer tap, built-in oven with induction hob and extractor hood over, integral fridge/freezer and washing machine, tiled to principal areas.

## BEDROOM

12' 10" x 9' 9" (3.87m x 2.99m)

Double glazed window to front elevation, radiator, sliding door to bathroom, wall mounted control for underfloor heating in the bathroom.

## BATHROOM

5' 10" x 6' 0" (1.80m x 1.85m)

Panel enclosed bath with mains powered shower, vanity unit housing wash basin with mixer tap, concealed cistern WC, underfloor heating, tiled to principal areas and tiled flooring, cupboard housing wall mounted combination boiler, double glazed window to front elevation.

## LOUNGE/DINER

13' 4" x 17' 1" (4.08m x 5.23m)

Double glazed window to rear elevation, underfloor heating, fitted cupboards, laminate flooring.

## AGENTS NOTE:

## COUNCIL TAX

Band A.



# LEASE INFORMATION:



As of April 2026, the vendor has informed us that the lease details are as follows:-

**Tenure:** Share of Freehold

**Landlord/Managing Agent:** 30 Nelson Road Ltd

**Balance of Lease:** 997 years remaining.

**Ground Rent Charges:** N/A

**Ground Rent Review Period:** N/A

**Maintenance/Service Charges:** £720 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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## OFFICE ADDRESS

1 Marmion Road, Southsea, Hampshire,  
PO5 2DT

## OFFICE DETAILS

023 9236 1111  
southsea@jeffries.co.uk  
www.jdea.co.uk

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