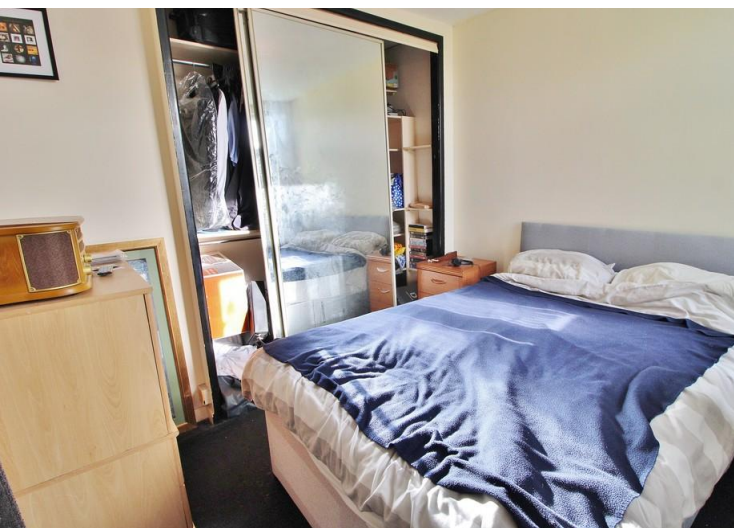




£127,400 Leasehold

Situated along the south side of Highland Road, just minutes' walk from Southsea beach, is this one bedroom first floor flat. The internal accommodation on offer briefly comprises; separate living room, double bedroom with fitted mirrored wardrobes, bathroom and fitted kitchen. Benefits include gas central heating and double glazing. The property is ideally positioned with local amenities along Winter Road and Highland Road, and bus routes to access the city. Please contact the Southsea branch along Marmion Road today to book an internal viewing.



COMMUNAL FRONT DOOR

Leading to:-

COMMUNAL HALL

Stairs to first floor, door to:-

HALLWAY

Doors to all rooms, radiator, carpeted, stairs.

LOUNGE

Double glazed window to front aspect, radiator, carpeted.

BEDROOM

Double glazed window to rear aspect, radiator, carpeted, built-in mirrored wardrobe.

BATHROOM

Obscure double glazed window to side aspect, panel enclosed bath with thermostatic tap, low level WC, pedestal mounted hand basin, radiator, tiled to principal areas.

KITCHEN

Fitted kitchen comprising a range of wall and base level storage incorporating roll top work surfaces, stainless steel sink and drainer unit, spaces for fridge/freezer and cooker, space and plumbing for washing machine, tiled to principal areas, laminate flooring.

AGENTS NOTE

COUNCIL TAX

Band A.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			



LEASE INFORMATION:



As of 20/11/2025, the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold

Landlord/Managing Agent: 70a Highland Road

Balance of Lease: 88 years remaining.

Ground Rent Charges: £40 per annum.

Ground Rent Review Period: N/A

Maintenance/Service Charges: None

Maintenance /Service Charges Review Period: N/A

Building Insurance: £14.91 per month.

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

FIRST FLOOR



OFFICE ADDRESS

1 Marmion Road, Southsea, Hampshire,
PO5 2DT

OFFICE DETAILS

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

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