

FLAT 1
17 CAMPBELL ROAD, SOUTHSEA,
PO5 1RH



£195,000 Freehold

TWO BEDROOM APARTMENT WITH SHARE OF FREEHOLD! Located within a conservation area, Campbell Road is a highly popular residential location in Central Southsea, and we are delighted to offer to the market this two bedroom apartment. Arranged over two floors, the internal accommodation briefly comprises; entrance hall, two double bedrooms with the master benefitting from a bay window, and the bathroom suite completing the ground floor. The lower floor provides the living space for the property with a lounge/diner and the fitted kitchen. With a share of the freehold, double glazing and a long lease, we feel this would make an ideal first time or investment purchase. To book your internal viewing, please call the Southsea office.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		70
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

COMMUNAL ENTRANCE

Wooden door to:-

COMMUNAL HALL

Door to Flat 1.

HALLWAY

Stairs down to living space, doors to all rooms.

BEDROOM ONE

12' 2" into bay x 12' 9" (3.71m x 3.89m)
Double glazed bay window to front elevation, carpeted, electric heater.

BEDROOM TWO

13' 8" x 9' 8" (4.19m x 2.97m)
Double glazed window to side elevation, carpeted, electric radiator.

BATHROOM

4' 1" x 9' 4" (1.26m x 2.86m)
Panel enclosed bath with electric shower over, pedestal mounted wash basin, low level WC, tiled to principal areas and tiled flooring.

LOWER HALL

Storage cupboard, door to:-

LOUNGE

18' 6" into bay x 12' 2" (5.66m x 3.72m)
Double glazed doors to front elevation, laminate flooring, door to:-

KITCHEN

8' 3" x 6' 0" (2.54m x 1.83m)
Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit, freestanding cooker, space and plumbing for washing machine, space for fridge/freezer, tiled to principal areas.

AGENTS NOTE:

COUNCIL TAX

Band B.



LEASE INFORMATION:



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

Tenure: Freehold

Landlord/Managing Agent: Priors

Balance of Lease: 900 years

Ground Rent Charges: N/A

Ground Rent Review Period: N/A

Maintenance/Service Charges: £120 per annum

Maintenance /Service Charges Review Period: As and when

Building Insurance: Include in Maintenance/Service Charges

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

LOWER GROUND FLOOR

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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