

FLAT 2 LORD CLIVE 1-3 BROOKFIELD ROAD, PORTSMOUTH, PO1 5HZ



£144,500 Leasehold

OFF ROAD PARKING & NO FORWARD CHAIN! Jeffries & Dibbens are delighted to offer for sale this one double bedroom, ground floor flat located in Brookfield Road, Fratton. Accommodation comprises a 12ft x 12ft reception room, a fitted kitchen, a bathroom and an 11ft bedroom. Added benefits include gas central heating, double glazing throughout, an off road parking space and a cellar. To appreciate all that is on offer, please contact our Portsmouth office to arrange a viewing today!

02392 661 662



jdea.co.uk

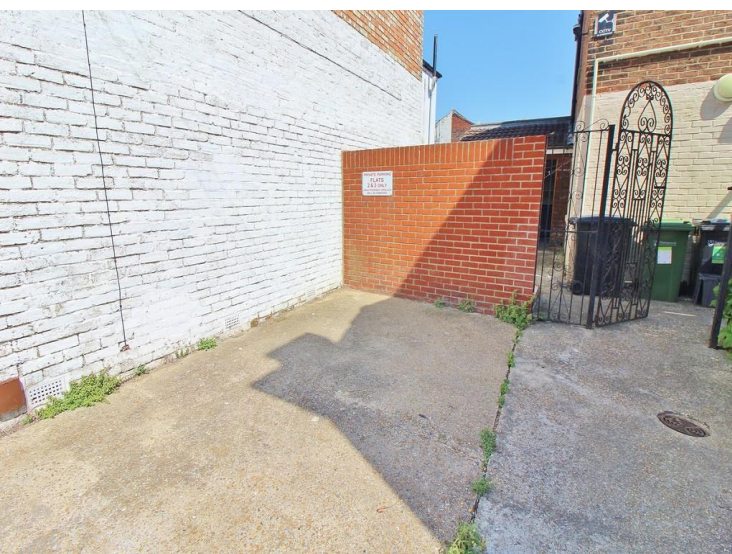
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FRONT DOOR

Leading to hallway.

HALLWAY

Door to bathroom, door to bedroom, open onto kitchen, radiator, open to reception.

BEDROOM

11' 9" x 10' 0" (3.58m x 3.05m)

Obscure PVC double glazed window to side aspect, double radiator, built in storage.

BATHROOM

Obscure double glazed window to side aspect, extractor fan, panel enclosed bath, vanity unit, tiled to principal areas, close coupled WC.

KITCHEN

8' 9" x 6' 10" (2.67m x 2.08m)

Obscure double glazed window to side aspect, range of wall and base units, wood block work surfaces, stainless steel extractor fan, integral oven with gas hob, stainless steel 1 1/2 bowl sink with adjustable mixer tap and drainer unit, tiled to principal areas, plumbing for washing machine, space for fridge/freezer, lino flooring.

RECEPTION ROOM

12' 10" x 12' 6" (3.91m x 3.81m)

Obscure PVC double glazed windows to front and side aspect, two double radiators, laminate flooring.

CELLAR

10' 1" x 9' 1" (3.07m x 2.77m)

COUNCIL TAX BAND - A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



LEASE INFORMATION:



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

Tenure: Leasehold

Landlord/Managing Agent: Centrick Property Management

Balance of Lease: 94 Years Remaining

Ground Rent Charges: £200 Per Annum

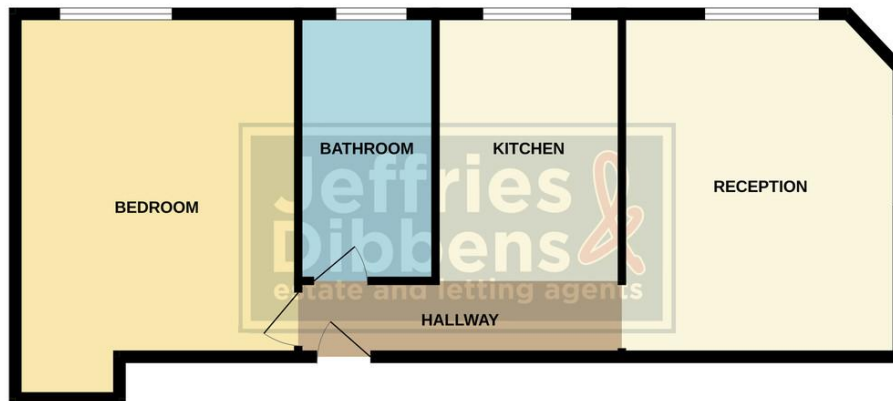
Ground Rent Review Period: Anually

Maintenance/Service Charges: £864 Per Annum

Building Insurance: £337 Per Annum

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 herein, 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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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