



JUSTFLATS

FLAT 2
14 LENNOX ROAD SOUTH, SOUTHSEA,
HAMPSHIRE,
PO5 2HT



£192,500 Leasehold

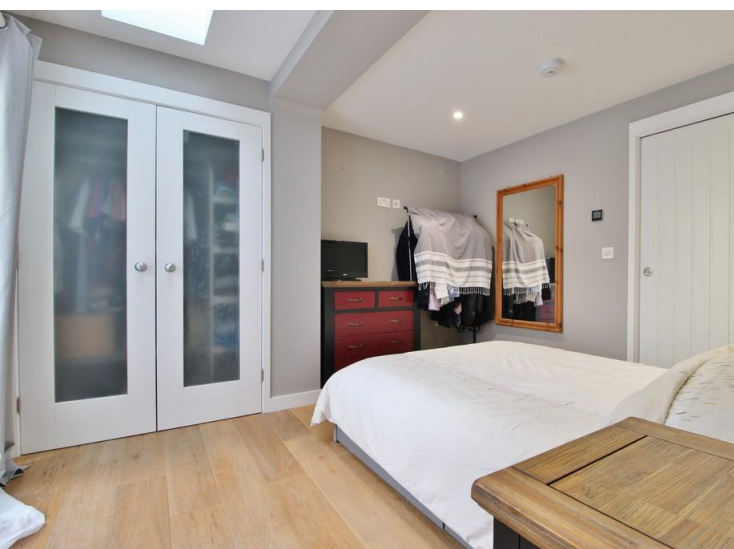
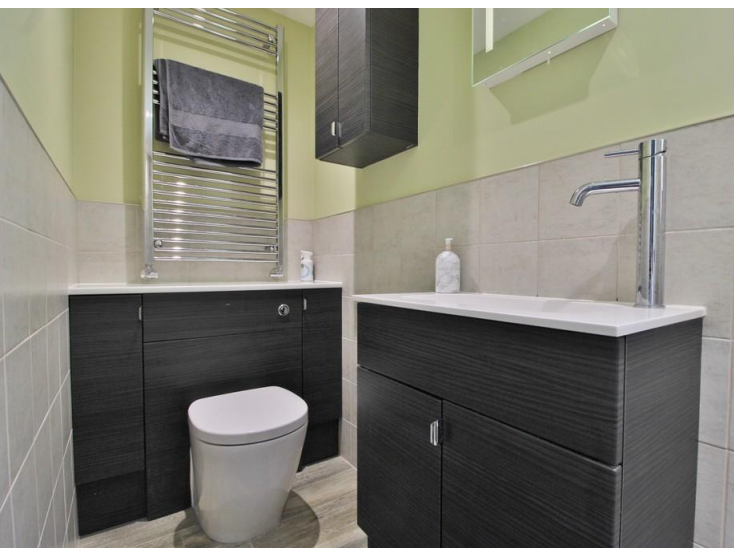
LOVELY ONE BEDROOM FLAT WITH NO FORWARD CHAIN & PRIVATE GARDEN! Located along Lennox Road South and just moments away from Southsea Common, this ground floor flat is not to be missed. Offered to the market with no forward chain, and in an immaculate condition, the property benefits from open-plan living which would make an ideal home for any purchaser. A double bedroom, stunning shower room, modern fitted kitchen with breakfast bar, and spacious living complete the accommodation. What sets this home apart from others is the private garden, which is rarely available in this location. Additional benefits include underfloor heating throughout and double glazing. We highly recommend an internal viewing at your earliest possible opportunity.

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COMMUNAL ENTRANCE

Stairs up to main building, wooden gate to flats 1 and 2, personal door to:-

KITCHEN

8' 11" x 10' 9" (2.73m x 3.28m)

Lovely fitted kitchen comprising a range of wall and base level units incorporating roll top work surfaces, electric hob with extractor hood over, electric oven, integral appliances including washing machine, dishwasher and fridge/freezer, sink and drainer unit with mixer tap, tiled flooring with underfloor heating, opening to:-

LIVING ROOM

17' 5" x 17' 3" (5.32m x 5.27m)

Double glazed door to garden, tiled flooring with underfloor heating, built-in shelving, cupboard housing consumer unit and electric meter, door to:-

BEDROOM

11' 4" x 11' 8" (3.47m x 3.58m)

Double glazed door to garden, laminate flooring with underfloor heating, built-in wardrobe, sliding door to:-

SHOWER ROOM

11' 7" x 3' 4" (3.54m x 1.02m)

Stunning shower room with walk-in shower cubicle with thermostatic shower unit and oversized shower head, wall mounted hand basin, vanity unit incorporating concealed cistern, tiled flooring with underfloor heating, tiled to principal areas, towel rail radiator, double glazed obscure window to side elevation.

GARDEN

Laid to decking, enclosed by brick walls and wooden fencing.

AGENTS NOTES:

COUNCIL TAX

Band A.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	80
(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 May 2025, the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold.

Landlord/Managing Agent: Dack.

Balance of Lease: 114 years remaining.

Ground Rent Charges: £250 per annum.

Ground Rent Review Period: Next review 2039, Increase to £500 per annum for the next 25 years.

Maintenance/Service Charges: £1667.60 per annum.

Maintenance /Service Charges Review Period: Annually.

Building Insurance: Included in Maintenance/service charge.

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 here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any 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