

£169,995

Downs Close

Purbrook, PO7 8SN

PROPERTY SUMMARY

We are delighted to offer for sale this well presented 2 bedroom first floor apartment situated in Downs Close, Purbrook. The property is conveniently located close to local transport routes and is offered for sale with potentially no forward chain. There are a number of benefits including, 2 bedrooms, modern shower suite, modern fitted kitchen, lounge/dining room and allocated parking. We believe that this property is an ideal first time or investment purchase. To arrange your viewing contact us as sole agents today.





ENTRANCE HALL Radiator, security intercom, storage cupboard, open to lounge, doors to:

BEDROOM 2 8' 9" x 5' 9" (2.67m x 1.75m) Window to front aspect, radiator, built-in wardrobe.

BEDROOM 1 11' x 8' 4" (3.35m x 2.54m) Window to front aspect, radiator, opening to walk-in wardrobe with built-in wardrobes and storage .

SHOWER ROOM Heated towel rail, extractor fan, double shower cubicle, hand wash basin and WC with built-in vanity surround and cupboard under, part tiled, storage cupboard.

LOUNGE/DINER 17' 7" x 10' 3" (5.36m x 3.12m) Window to rear aspect, two radiators, door to:

KITCHEN 8' 6" x 7' 6" (2.59m x 2.29m) Window to rear aspect, range wall and base units incorporating one and a half bowl sink unit with mixer tap, integrated oven, hob and extractor, concealed wall mounted boiler, plumbing for washing machine, space for fridge/freezer.

OUTSIDE Communal gardens and washing line area.

PARKING 1 allocated parking space and visitor parking available.

AGENTS NOTE There are 88 years remaining on the lease and the monthly charge is £165.61 per month to include ground rent, maintenance and insurance.



FIRST 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.
Made with Metropix ©2026

LOCAL AUTHORITY
Havant Borough Council

TENURE
Leasehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check and will not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
Dibbens & Co.**
estate and letting agents

OFFICE ADDRESS
226 London Road, Waterlooville,
Hampshire, PO7 7HP

CONTACT
023 9223 1100
waterlooville@jeffries.co.uk
www.jdea.co.uk