



£220,000 Share of Freehold

GROUND FLOOR FLAT WITH NO FORWARD CHAIN! Located in the heart of Southsea, this two bedroom ground floor flat can be found along Canterbury Road and is offered to the market with no forward chain. The interior is well presented throughout and offers flexible accommodation to suit a variety of layouts, featuring two double bedrooms, either of which could be used as a living room, alongside a modern shower room. The main attractions for the home are the bright and airy open plan kitchen/living room with skylight windows and double doors which leads out to the SOUTHERLY ASPECT GARDEN. A share of the freehold, gas central heating and double glazing complete the appeal for the property. An internal viewing is highly advised at your earliest convenience.

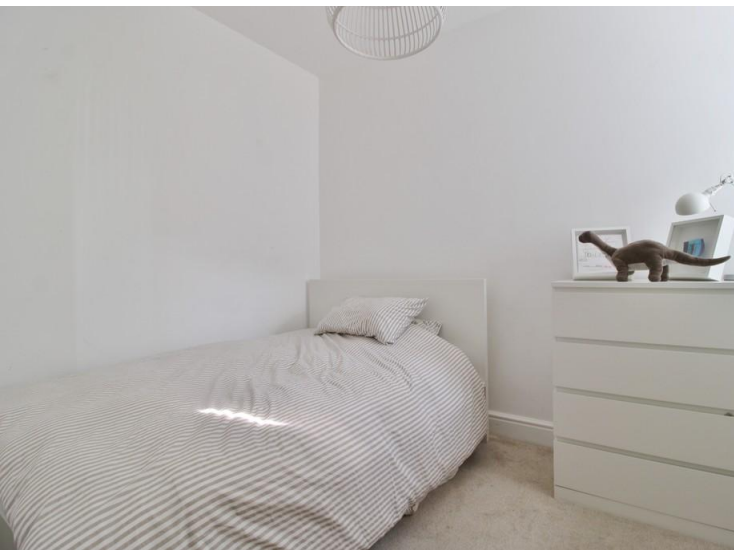


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COMMUNAL ENTRANCE

Leading into:-

COMMUNAL HALLWAY

Front door into:-

HALLWAY

Solid wood flooring, cupboard.

LOUNGE/BEDROOM

14' 1" into bay x 10' 5" (4.30m x 3.18m)

Double glazed bay window to front elevation, carpeted, radiator.

BEDROOM TWO

9' 10" x 7' 9" (3.00m x 2.38m)

Double glazed window to rear elevation, carpeted, radiator.

SHOWER ROOM

8' 2" x 4' 4" (2.50m x 1.33m)

Walk-in shower with thermostatic mixer, wall mounted wash basin, low level WC, heated towel rail, tiled to principal areas and tiled flooring.

KITCHEN/LIVING ROOM

23' 0" x 9' 8" (7.03m x 2.97m)

Lovely fitted kitchen comprising a range of wall and base level units incorporating solid wood work surfaces, stainless steel sink, electric oven and electric hob, integral washing machine, dishwasher and fridge/freezer, two skylight windows, double doors to garden.

GARDEN

South facing, laid to paving with shingled area.

AGENTS NOTE:

COUNCIL TAX

Band A.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	71	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



LEASE INFORMATION:



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

Tenure: Share of Freehold

Landlord/Managing Agent: N/A

Balance of Lease: 120 years remaining.

Ground Rent Charges: N/A

Ground Rent Review Period: N/A

Maintenance/Service Charges: As and when basis.

Maintenance /Service Charges Review Period: N/A

Building Insurance: £169 per annum.

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

GROUND FLOOR



OFFICE ADDRESS

1 Marmion Road, Southsea, Hampshire,
PO5 2DT

OFFICE DETAILS

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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