

£219,995

Atlanta House, Vancouver Avenue,

Purbrook, PO7 5BF

PROPERTY SUMMARY

Offered for sale with no forward chain we are delighted to offer for sale this impressive 2 bedroom top floor flat in Atlanta House, Purbrook. Built in only 2013 this light and airy apartment has a large number of benefits and internal viewings are very strongly advised. The property boasts 2 double bedrooms, a modern bathroom suite, modern fitted kitchen and a large lounge/diner with Juliette balcony overlooking local green space. Externally there is an allocated parking space at the front as well as 3 visitor spots. Internal viewings are very strongly advised and can be arranged by contacting us as sole agents today!





ENTRANCE HALL 2 large storage cupboards, radiator, access to loft, doors to:

BEDROOM 1 17' 5" max x 8' max (5.31m x 2.44m) Window to front aspect, radiator.

BEDROOM 2 11' max x 10' 04" max (3.35m x 3.15m) Window to front aspect, radiator, built in wardrobes.

BATHROOM 6' 09" x 5' 05" (2.06m x 1.65m) Radiator, panelled bath with shower over, WC and hand wash basin with vanity surround and cupboards under, spot lighting, LVT flooring, part tiled.

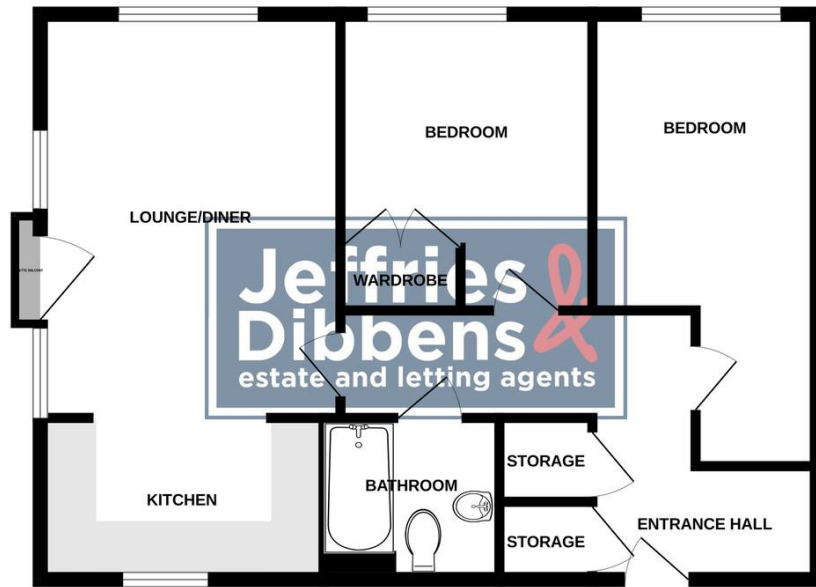
LOUNGE/DINER 15' 08" x 12' 03" (4.78m x 3.73m) Windows to front and side aspects, door to front aspect and Juliette balcony, 2 radiators, LVT flooring, entrance to:

KITCHEN 11' x 6' 05" (3.35m x 1.96m) Window to rear aspect, range of fitted cupboards, units and work surfaces, inset sink unit with mixer tap over, integrated oven, hob and extractor, plumbing for washing machine, space for fridge freezer, concealed wall mounted boiler.

OUTSIDE Allocated parking at the front of the building and 3 visitors spots, communal garden area.



TOP 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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LOCAL AUTHORITY
Havant Borough Council

TENURE
Leasehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	81
(69-80) C		
(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		

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
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estate and letting agents

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