

183B LANDGUARD ROAD,  
SOUTHSEA, HAMPSHIRE,  
PO4 9DS



**£180,000** Leasehold

TWO BEDROOM FIRST FLOOR APARTMENT! This beautifully presented two bedroom apartment can be found along Landguard Road, Southsea, within close proximity to Bransbury Park, Eastney Road shopping area and the seafront! The property is accessed via a private gated courtyard and comprises; open plan lounge and modern fitted kitchen, two bedrooms and a modern fitted bathroom completes the appeal. This beautiful property also benefits from gas central heating and double glazing. To fully appreciate this property we strongly recommend an internal viewing, so please call Jeffries & Dibbens today to arrange to view!



**jdea.co.uk**

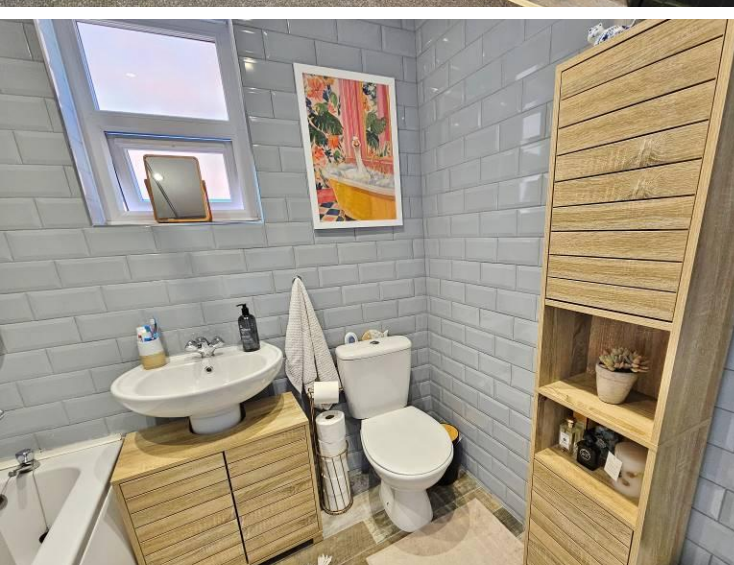
**f** @JeffriesAndDibbens



**JeffriesDibbens**



**@JeffriesAndDibbens**



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 69                      | 76        |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |
| www.EPC4U.COM                               |                         |           |

## PRIVATE ENTRANCE

Wooden gate to courtyard, door to:

## ENTRANCE LOBBY

Stairs to first floor.

## HALLWAY

Doors to all rooms, loft access, radiator, carpeted, inset spot lights.

## LOUNGE/KITCHEN

### LOUNGE AREA

19' 9" x 9' 6" (6.02m x 2.9m)

Two double glazed windows to front elevation, two radiators, built-in cupboard housing electric consumer unit, carpeted, inset spot light, through to:-

### KITCHEN AREA

11' 1" x 5' 2" (3.38m x 1.57m)

Modern fitted kitchen comprising a range of wall and base level units incorporating square edge work surfaces, stainless steel sink and drainer unit with mixer tap, space and plumbing for washing machine, spaces for fridge/freezer and cooker, tiled to principal areas and tiled flooring, extractor fan, inset spot lights.

### BEDROOM ONE

11' 3" x 9' 7" (3.43m x 2.92m)

Double glazed window to rear elevation, radiator, carpeted, fitted cupboard housing combination boiler, inset spot lights.

### BEDROOM TWO

10' 8" x 7' 11" (3.25m x 2.41m)

Double glazed window to rear elevation, radiator, carpeted, inset spot lights.

### BATHROOM

7' 0" x 5' 8" (2.13m x 1.73m)

Obscure double glazed window to side elevation, stunning suite comprising panel enclosed bath with thermostatic mixer shower over, pedestal mounted basin, close coupled WC, heated towel rail, fully tiled walls and tiled flooring, extractor fan.

### COUNCIL TAX

Band A



# LEASE INFORMATION:



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

**Tenure:** Leasehold

**Landlord/Managing Agent:** Stephen Braley

**Balance of Lease:** 92 years remaining

**Ground Rent Charges:** £200 per annum

**Ground Rent Review Period:** Every 25 years

**Maintenance/Service Charges:** As and when (split three ways)

**Maintenance /Service Charges Review Period:** Annually

**Building Insurance:** £456.20 per annum

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



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 v2022

## OFFICE ADDRESS

1 Marmion Road, Southsea, Hampshire,  
PO5 2DT

## OFFICE DETAILS

023 9236 1111  
southsea@jeffries.co.uk  
www.jdea.co.uk

**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