

31 SOUTH STREET, SOUTHSEA,  
HAMPSHIRE, PO5 4DP



**£200,000** Leasehold

THREE BEDROOM APARTMENT WITH NO FORWARD CHAIN! This purpose-built, first floor apartment can be found in the cul-de-sac location of South Street, Southsea. Located within close proximity to an abundance of local amenities including bars and restaurants along Elm Grove and Castle Road, and being within walking distance of Portsmouth University, makes this home an ideal purchase for home owners or investment purchasers. The accommodation includes; entrance hall, three good sized bedrooms, bathroom suite, separate cloakroom, fitted kitchen and living room, which leads out to an easterly facing balcony. Gas central heating and double glazing complete the appeal. For an internal viewing, please contact the Southsea branch along Marmion Road.



### COMMUNAL ENTRANCE

Security intercom system, stairs to all floors, door to flat 31.

### HALLWAY

Doors to all rooms, three storage cupboards, radiator, vinyl flooring.

### BEDROOM ONE

11' 6" x 13' 3" (3.52m x 4.04m)

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

### BEDROOM THREE

9' 0" x 7' 8" (2.75m x 2.34m)

Double glazed window to front elevation, carpeted, radiator.

### LIVING ROOM

16' 5" x 11' 5" (5.02m x 3.49m)

Double glazed window to front elevation, feature fireplace, vinyl flooring, door to balcony.

### BALCONY

Easterly facing aspect, paved and enclosed by metal railings.

### BATHROOM

6' 0" x 5' 2" (1.84m x 1.58m)

Panel enclosed bath with shower attachment, pedestal mounted wash basin, heated towel rail, tiled flooring, obscure double glazed window to rear elevation.

### WC

Low level WC, wash basin, radiator, tiled flooring, obscure double glazed window to rear elevation.

### BEDROOM TWO

12' 7" x 9' 1" (3.86m x 2.78m)

Double glazed window to rear elevation, carpeted, radiator.

### KITCHEN

11' 10" x 7' 8" (3.61m x 2.36m)

Fitted kitchen comprising a range of wall and base level units incorporating roll top work surfaces, stainless steel sink and drainer unit, electric oven and hob with extractor hood over, space and plumbing for washing machine, space for fridge/freezer, wall mounted boiler, radiator, vinyl flooring, dual aspect double glazed windows.

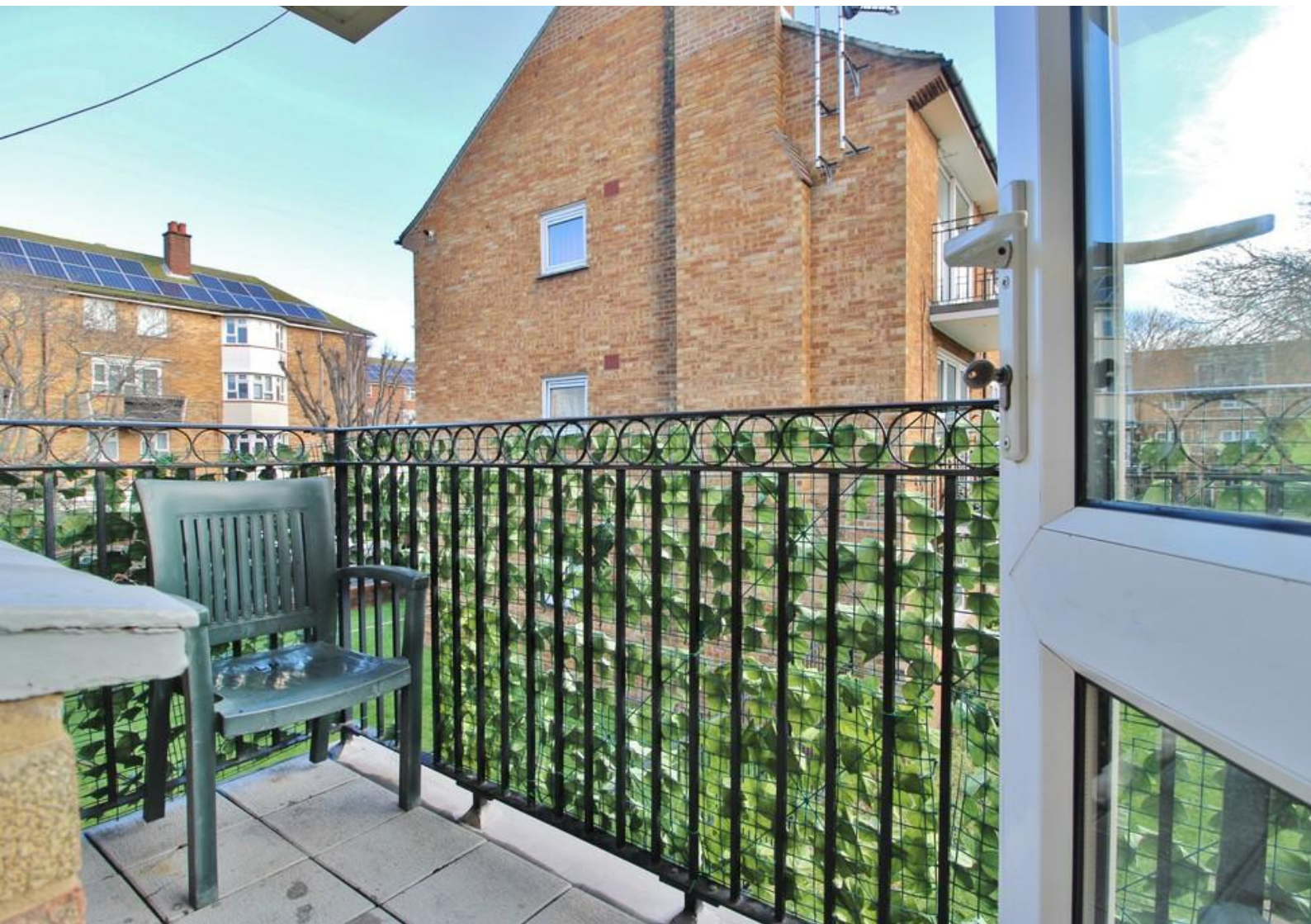
### AGENTS NOTE:

### COUNCIL TAX

Band B.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	78
(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 January 2026, the vendor has informed us that the lease details are as follows:-

**Tenure:** Leasehold.

**Landlord/Managing Agent:** Portsmouth City Council.

**Balance of Lease:** 81 years remaining.

**Ground Rent Charges:** £10 per annum.

**Ground Rent Review Period:** Annually.

**Maintenance/Service Charges:** £2,448 per annum.

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

**Building Insurance:** Included within Service Charge.

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

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, 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 is given as to their operation or efficiency can be given. Made with Metropix C520.

## 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