



£179,995 Leasehold

TWO BEDROOM APARTMENT WITH OFF ROAD PARKING! A unique property with its own parking and private entrance in the heart of Southsea. This split-level apartment is positioned along Victoria Road North, just a short walk away from Central Southsea shopping area and Fratton Train station. The accommodation, which is arranged over three floors, briefly comprises; fitted kitchen and living room on the ground floor, bedroom and a lovely modern shower room on the first floor, with the main bedroom with en-suite bathroom on the top floor. The real benefit for the home is the off road parking for one vehicle at the rear of the block. Additional benefits include gas central heating and double glazing. We would highly advise an internal viewing to fully appreciate what's on offer.



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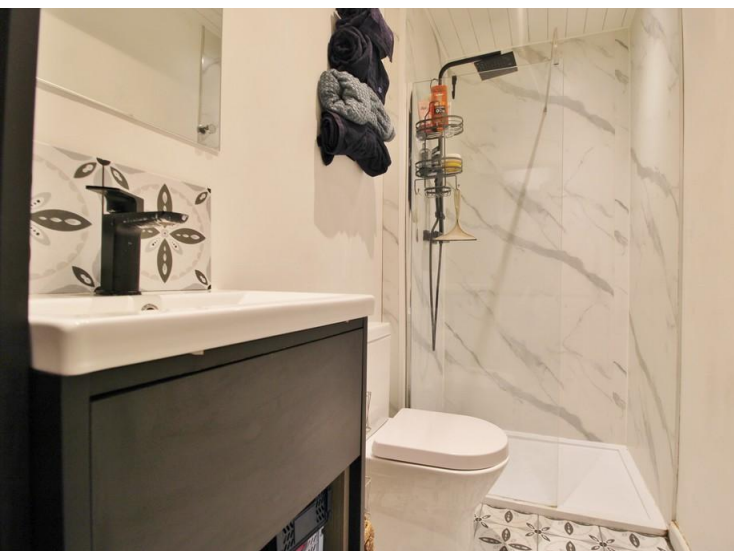
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

ENTRANCE

Private entrance to rear of block, gate to:-

COURTYARD ENTRANCE

Paved, double glazed door to:-

KITCHEN

15' 9" x 7' 0" (4.82m x 2.14m)

Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit, electric oven and gas hob, space for fridge/freezer, radiator, laminate flooring, dual aspect double glazed windows, door to:-

LIVING ROOM

14' 10" x 10' 11" (4.53m x 3.34m)

Double glazed window to rear elevation, carpeted, radiator, exposed staircase to first floor landing.

LANDING

Stairs to master bedroom.

BEDROOM TWO

8' 11" x 6' 8" (2.72m x 2.05m)

Double glazed window to rear elevation, carpeted, radiator.

SHOWER ROOM

8' 10" x 3' 10" (2.70m x 1.19m)

Lovely shower room comprising walk-in shower with thermostatic shower and over sized shower head, close coupled WC, wall mounted wash basin, tiled to principal areas, heated towel rail.

BEDROOM ONE

8' 9" x 11' 0" (2.69m x 3.36m)

Double glazed window to rear elevation, carpeted, radiator.

EN-SUITE

5' 9" x 3' 8" (1.77m x 1.13m)

Shower cubicle with thermostatic shower, close coupled WC, bidet, wall mounted wash basin, heated towel rail.

PARKING

One allocated parking space.

AGENTS NOTE:

COUNCIL TAX

Band B.



LEASE INFORMATION:



As of July 2025, the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold

Landlord/Managing Agent: GD3.

Balance of Lease: 88 years remaining.

Ground Rent Charges: £75 per annum.

Ground Rent Review Period: TBC

Maintenance/Service Charges: £1798.00 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.



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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