

# FLAT 1 STIRLING HOUSE 149 KINGSTON ROAD, PORTSMOUTH, PO2 7EE



**£145,000** Leasehold

NO FORWARD CHAIN & ALLOCATED PARKING! Jeffries & Dibbens are delighted to offer this two double bedroom, ground floor flat located in Kingston Road, Buckland. Accommodation comprises a 26ft reception room, two bedrooms, a fitted bathroom and a fitted kitchen. Additional benefits include gas central heating, double glazing throughout and a courtyard/balcony. To appreciate all that is on offer, please contact Jeffries & Dibbens today! 02392 661 662



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## COMMUNAL FRONT DOOR

## HARDWOOD FRONT DOOR

Leading to reception room, kitchen, bedroom one, bedroom two, bathroom and cupboard.

## BEDROOM TWO

14' 11" max x 7' 2" (4.55m x 2.18m)

PVC double glazed window to side aspect, radiator.

## BATHROOM

6' 11" x 6' 10" (2.11m x 2.08m)

Close coupled WC, bath with shower, pedestal wash basin, tiled flooring, tiled to principal areas, extractor fan.

## BEDROOM ONE

14' 5" max narrowing to 9' 8" x 8' 10" (4.39m x 2.69m)

PVC double glazed bay window to side aspect, radiator.

## RECEPTION ROOM

26' 5" max x 15' 10" max (8.05m x 4.83m)

PVC double glazed windows to front aspect, PVC double glazed sliding door to balcony, two radiators, open to kitchenette.

## KITCHENETTE

9' 9" x 6' (2.97m x 1.83m)

Range of wall and base units, roll top work surfaces, gas hob, integral oven, tiled to principal areas, built in sink with mixer tap and drainer unit, integral fridge/freezer, stainless steel extractor fan, spot lighting, tiled flooring.

## OUTSIDE

Allocated parking space.

## COUNCIL TAX BAND B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



# LEASE INFORMATION:



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

**Tenure:** Leasehold

**Landlord/Managing Agent:** Compton Property

**Balance of Lease:** 108 years

**Ground Rent Charges:** £175

**Ground Rent Review Period:** TBC

**Maintenance/Service Charges:** £120 PCM

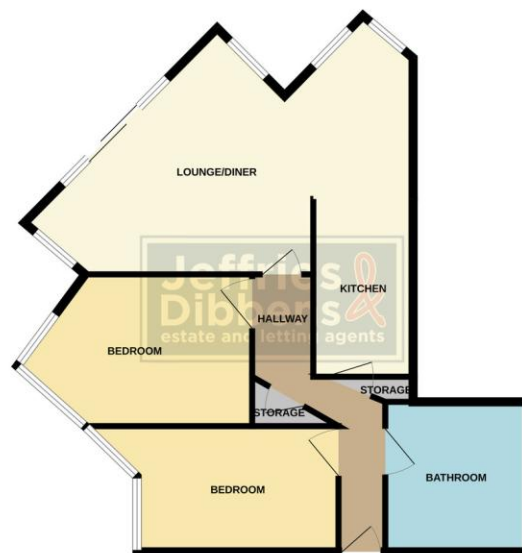
**Maintenance /Service Charges Review Period:** Annually

**Building Insurance:** £322 (2025)

**Pets Allowed:** Yes

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

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, sections, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The layout, fixtures and fittings shown here are not intended to be a guarantee as to the accuracy of the plan. Made with Metaphor 03/2025

## OFFICE ADDRESS

112/114 London Road, Portsmouth,  
Hampshire, PO2 0LZ

## OFFICE DETAILS

023 9266 1662  
portsmouth@jeffries.co.uk  
www.jdea.co.uk

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