# FLAT 9 DOYLE COURT 443 LONDON ROAD, PORTSMOUTH, PO2 9HP

## £175,000 Leasehold

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to present for sale this very well presented, second floor flat located in Doyle Court, Hilsea. Accommodation comprises two bedrooms including a 13' x 13' master, a 13' reception room, a 10' modern-fitted kitchen and a modern-fitted shower room. Further benefits include gas central heating, double glazing, a communal garden and a garage! Contact our Portsmouth branch today to arrange your viewing! 023 92 661 662

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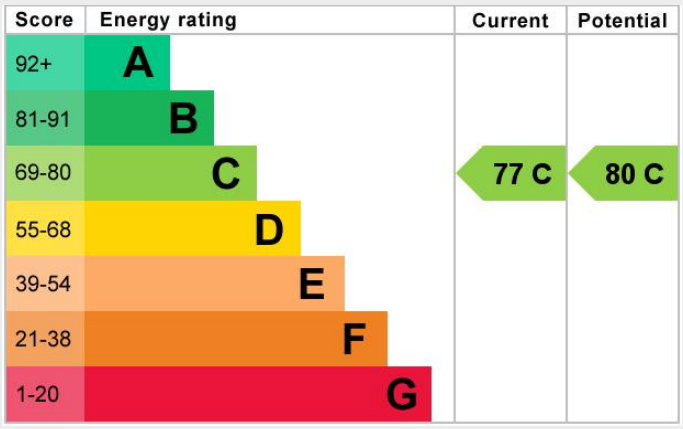



## COMMUNAL ENTRANCE

Stairs to all floors, second floor landing.

## FRONT DOOR TO:-

## HALLWAY

Radiator, built in storage cupboard, door to bedroom one, doorway to kitchen, door to bedroom two, opening to reception room, door to shower room.

## SHOWEWR ROOM

Obscure PVC double glazed window to rear aspect, low level WC with concealed cistern, vanity unit, walk in shower cubicle, tiled flooring, radiator, waterproof panelling.

## KITCHEN

10' 07" x 6' 11" (3.23m x 2.11m)
PVC double glazed window to rear aspect, range of wall and base units, square edge work surfaces, stainless steel sink and drainer unit with mixer tap, space for fridge/freezer, space for cooker, plumbing for washing machine, tiled to principle areas, built in cupboard housing 'Vaillant' combination boiler.

## BEDROOM ONE

13' 6" x 13' 0" (4.11m x 3.96m)
Two PVC double glazed windows to front aspect, radiator.

## BEDROOM TWO

8' 8" x 7' 11" (2.64m x 2.41m)
PVC double glazed window to rear aspect, radiator.

## RECEPTION ROOM

13' 06" x 10' 11" (4.11m x 3.33m)
PVC double glazed window to front aspect, radiator, dado rail, feature fireplace with electric inset fire.

## GARAGE

16’ 1” x 8’ 3” (4.9m x 2.51m) Located in block at rear.

**Council Tax** Band B

# LEASE INFORMATION:

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

**Tenure:** Leasehold

**Landlord/Managing Agent:** DACK Property Management

**Balance of Lease:** 999 Years From 1st Of January 2015

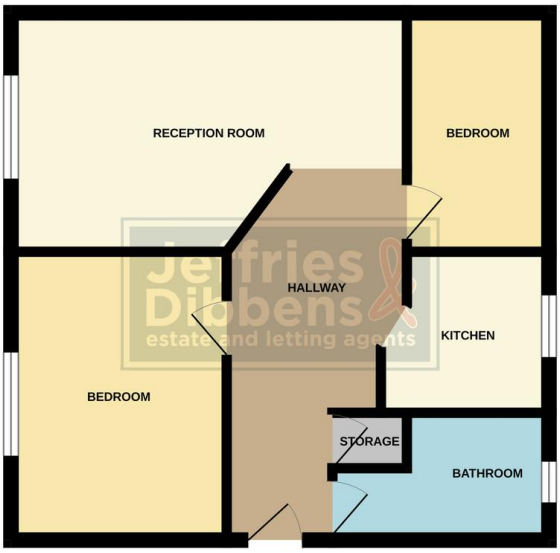
**Ground Rent Review Period:** Annually

**Maintenance/Service Charges:** £1231.16 per annum (including Building Insurance & Ground Rent contributions)

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

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

SECOND 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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**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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