

FLAT 1
8 NELSON ROAD, SOUTHSEA,
PO5 2AR



£200,000 Share of Freehold

SHARE OF FREEHOLD, NO FORWARD CHAIN & OFF ROAD PARKING! This is a unique property tucked away in central Southsea's conservation area, with all of Southsea's amenities on your doorstep, including Palmerston and Marmion Road shopping facilities, cafes and bars. The seafront and common are also within a short stroll of this lovely home. This lower ground property offers an impressive entrance hall which has previously been used as a dining room, two double bedrooms, bathroom, a 16ft x 11ft lounge and spacious kitchen. Although the property does require some modernisation, we feel it offers a great chance for the new owner to really create a special home in a fantastic Southsea spot. Call Jeffries & Dibbens to arrange to take a look.



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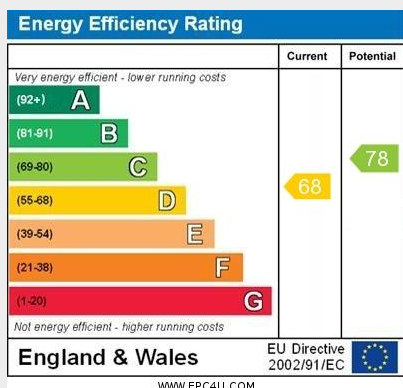
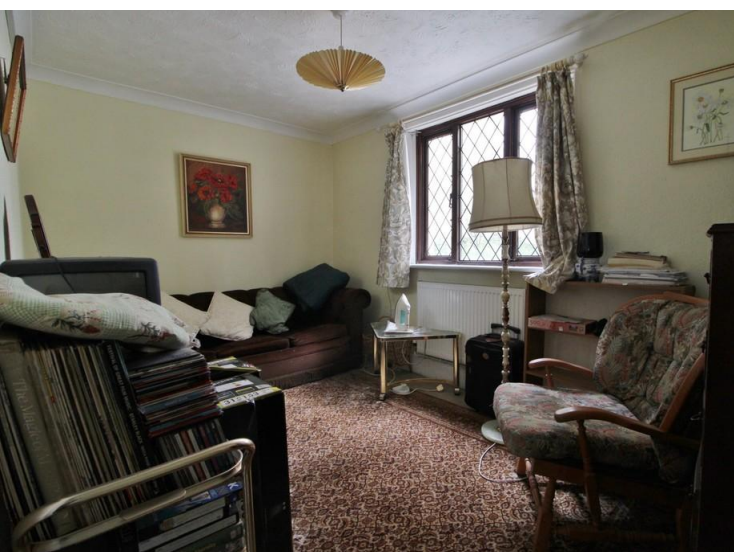
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ENTRANCE

Steps down to private entrance, door to:

ENTRANCE LOBBY

11' 5" x 6' 10" (3.48m x 2.08m)

Double glazed window to rear aspect, storage cupboard, built in bar, radiator, through to:

HALLWAY

19' 6" x 7' 10" (5.94m x 2.39m)

Storage cupboard, doors to bedroom one and lounge, telephone point, radiator, through to Inner Hall:

INNER HALL

Doors to bedroom two, bathroom and kitchen.

LOUNGE

16' x 11' 4" (4.88m x 3.45m)

Double glazed window to front aspect, radiator, gas fire with tiled surround, coved ceiling.

BEDROOM ONE

15' 9" x 10' 9" (4.8m x 3.28m)

Double glazed window to front aspect, radiator, coved ceiling.

KITCHEN

13' 4" x 9' (4.06m x 2.74m)

Two lead light windows to rear aspect overlooking communal garden, range of wall and base level units with roll edge granite effect work surfaces, built in oven and grill, built in gas hob with cooker head over, stainless steel sink and drainer with mixer tap, spaces for fridge and freezer, washing machine and slim line dishwasher, wall mounted combination boiler, radiator, tiled to principal areas and tiled flooring.

BEDROOM TWO

13' x 8' (3.96m x 2.44m)

Lead light window to rear aspect overlooking communal garden, radiator, coved ceiling.

BATHROOM

Double glazed window to side aspect, panel enclosed bath with electric shower over, close coupled WC, pedestal wash basin, tiled to principal areas.

COMMUNAL GARDEN

30' approx (9.14m)

Southerly facing, laid to paving with raised shrub borders, enclosed by brick walls.

PARKING



LEASE INFORMATION:



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

Tenure: Share of Freehold

Landlord/Managing Agent: N/A

Balance of Lease: New lease upon completion.

Ground Rent Charges: N/A

Ground Rent Review Period: N/A

Maintenance/Service Charges: As and when basis.

Maintenance /Service Charges Review Period: N/A

Building Insurance: Approx £300 per annum.

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

LOWER GROUND 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 misstatement. 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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