

bushnell porter



Devonshire Avenue
Southsea PO4 9EE



- Communal entrance hall
- Security entrance phone
- Owners entrance hall
- Rear aspect lounge
- Rear aspect kitchen
- Two bedrooms
- Bathroom
- Double glazing
- No forward chain
- Close to Bransbury Park



Independent Estate Agents

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Other Offices in Hampshire



A two bedroom triple aspect second floor purpose built apartment close to Eastney Road Shops and Bransbury Park and being sold with no forward chain.

ACCOMMODATION

COMMUNAL ENTRANCE HALL security entrance phone, stairs to all floors.

OWNERS ENTRANCE HALL doors to all rooms, cupboard housing electric meter and fuses, security entrance phone.

LOUNGE 15ft 2 (4.64m) x 12ft 1 (2.68m) rear aspect room via double glazed window, brick fire surround with storage to either side, two wall light points, door frame to kitchen.

KITCHEN 8ft (2.44m) x 8ft 7 (2.62m) rear aspect room via double glazed window overlooking, one and a half bowl single drainer sink with chrome taps, work surfaces with storage cupboards and drawers under, electric cooker and four ring gas hob, space for fridge, eyelevel storage cupboards, built-in cupboard, further built-in cupboard housing lagged cylinder, tiled flooring.

BEDROOM 1 12ft 1 (3.69m) x 10ft (3.04m) side aspect room via double glazed window, electric heater.

BEDROOM 2 10ft 8 (3.26m) x 9ft (2.74m) side aspect room overlooking gardens via double glazed window, electric heater.

BATHROOM 6ft 8 (2.04m) x 6ft 3 (1.91m) frosted double glazed side aspect window, panel enclosed bath with tiled surround, chrome taps and electric shower over, close coupled wc, pedestal wash hand basin with chrome taps and tiled splashback.

PARKING PERMIT ZONE – MI & MH - Annual Fees apply, for current rates see Portsmouth City Council link - <https://www.portsmouth.gov.uk/services/parking-roads-and-travel/parking/resident-parking-permits/>

COUNCIL TAX – Portsmouth City Council – Band A - £1,527.80 (2026/2027)

LEASEHOLD

Lease length – 189 Years from 25th March 1967

Maintenance charges – Year Ending September 2026 - £1,400 plus additional £250.00 for 2026

Ground rent – £100.00 pa (paid £50.00 per six month period) until 25th March 2040 when it doubles to £200 pa

BROADBAND/MOBILE SUPPLY CHECK – online at ‘Ofcom checker’ OR via the following link -

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

SCAN QR CODE FOR DIRECT ACCESS TO ALL OUR PROPERTIES





The Floor Plan is For Guidance Only And is Not To Scale

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

