

7A BONCHURCH ROAD, SOUTHSEA,  
HAMPSHIRE, PO4 8RY



**£120,000** Leasehold

NO FORWARD CHAIN! This well-presented one bedroom first floor flat is situated in one of Southsea's most sought-after locations. Bonchurch Road is ideally positioned close to popular schools, the seafront, and offers convenient access out of the city. The accommodation comprises a spacious 13ft double bedroom, an 11ft living room, a 10ft fitted kitchen and a fitted bathroom. Further benefits include gas central heating and double glazing throughout. Early viewing is highly recommended. Please contact the Southsea branch on Marmion Road to arrange an appointment.



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## COMMUNAL ENTRANCE

Door to:-

## COMMUNAL HALL

Doors to both flats.

## LOBBY

Double glazed window to front elevation, electric meters, stairs to first floor landing.

## LANDING

Doors to all rooms.



## KITCHEN

10' 6" x 7' 1" (3.21m x 2.17m)

Double glazed window to rear elevation, radiator, range of wall and base units, roll top work surfaces, stainless steel sink with mixer tap and drainer unit, integrated oven with gas hob and overhead extractor fan, space and plumbing for washing machine, space for fridge and freezer, wall mounted combination boiler, tiled to principal areas.



## BEDROOM

13' 6" x 9' 1" (4.12m x 2.79m)

Double glazed window to rear elevation, radiator, fitted wardrobe.

## LIVING ROOM

11' 9" x 11' 4" (3.60m x 3.47m)

Double glazed window to front elevation, radiator.

## BATHROOM

5' 2" x 6' 0" (1.60m x 1.85m)

Obscure double glazed window to front elevation, radiator, wooden panelled bath with shower attachment, pedestal wash basin with mixer tap, close coupled w.c, tiled to principal areas, loft access.

## AGENTS NOTES:

## COUNCIL TAX

Band A.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



# LEASE INFORMATION:



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

**Tenure:** Leasehold

**Landlord/Managing Agent:** Pearl Property Ltd

**Balance of Lease:** 147 years remaining

**Ground Rent Charges:** N/A

**Ground Rent Review Period:** N/A

**Maintenance/Service Charges:** N/A

**Maintenance /Service Charges Review Period:** N/A

**Building Insurance:** £500pa approx

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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## OFFICE ADDRESS

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PO5 2DT

## OFFICE DETAILS

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