

**FIRST FLOOR FLAT  
106 ORIEL ROAD,  
PORTSMOUTH, PO2 9EQ**



**£159,995** Leasehold

NO FORWARD CHAIN! This substantial first floor flat located in Oriol Road, North End is available for sale with Jeffries & Dibbens of Portsmouth. Accommodation comprises two double bedrooms in addition to the 19' reception room, modern-fitted kitchen and modern-fitted bathroom. Additional benefits include gas central heating and double glazing. Contact us today for more information! 023 92 661 662



## LANDING

Loft hatch, access to.

## RECEPTION ROOM

19' 2" max x 15' 3" into bay (5.84m x 4.65m)  
PVC double glazed bay window to front aspect,  
double radiator, pebble effect electric fire with  
feature surround and hearth.

## BEDROOM ONE

12' 8" x 10' 10" (3.86m x 3.3m)  
PVC double glazed window to rear aspect,  
radiator, laminate wooden flooring.

## KITCHEN

7' 9" x 7' 7" (2.36m x 2.31m)  
Double glazed window to rear aspect, radiator,  
range of wall and base units incorporating roll top  
work surfaces, stainless steel sink with mixer tap  
and drainer, stainless steel electric oven and gas  
hob, fitted stainless steel extractor, plumbing for  
washing machine, ceramic tiled flooring.

## BEDROOM TWO

13' x 11' 6" (3.96m x 3.51m)  
PVC double glazed window to side aspect,  
radiator, cupboard housing combination boiler,  
laminate wooden flooring.

## BATHROOM

6' 8" x 4' 10" (2.03m x 1.47m)  
Double glazed obscure window to rear aspect,  
stainless steel towel radiator, three piece  
bathroom suite comprising panel enclosed 'P'  
shaped bath, vanity unit and low level WC with  
concealed cistern, tiled to principal areas,  
ceramic tiled flooring, extractor.

## AGENTS NOTE

Council Tax Band - A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



# LEASE INFORMATION:



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

**Tenure:** Leasehold

**Landlord/Managing Agent:** Derek Carter

**Balance of Lease:** 79 years remaining

**Ground Rent Charges:**

**Ground Rent Review Period:**

**Maintenance/Service Charges:**

**Building Insurance:**

**Are there any Pet Restrictions:**

**Are Holiday lets/Airbnb lets allowed:**

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



## OFFICE ADDRESS

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

## OFFICE DETAILS

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

**AGENTS' NOTE:** All measurements shown are approximate and may have been taken with a sonic measure and therefore should be verified. No electrical, mechanical or gas appliances have been tested by a representative of this company. These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, and neither Jeffries & Dibbens nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Jeffries & Dibbens Ltd. Registered in England No. 3185348 registered office: 196 Havant Road, Drayton, Portsmouth, PO6 2EH