

FLAT 1
139 HIGHLAND ROAD, HAMPSHIRE,
PO4 9EY



£184,995 Leasehold

TWO BEDROOM GARDEN FLAT! A rare opportunity to purchase this garden flat on Highland Road, just moments away from the vibrant Albert Road and the seafront! Well-presented throughout, the internal accommodation briefly comprises; hallway, modern four-piece bathroom suite, two bedrooms, spacious living room and a contemporary kitchen with breakfast bar. The real benefit for the home, is the enclosed low maintenance garden which has been improved by the current owners to create an enviable outdoor space. With gas central heating and double glazing, we feel this would make an ideal first time purchase or investment opportunity. To arrange your viewing, please contact the Southsea office along Marmion Road at your earliest convenience.



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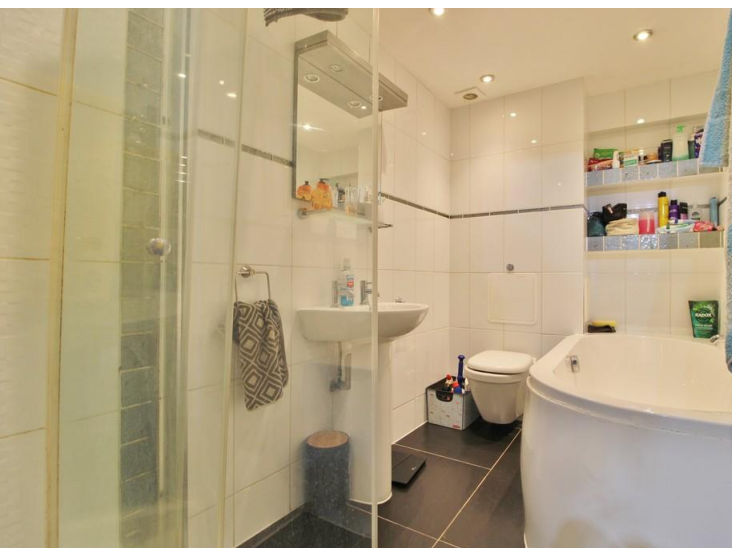
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

HALL

Carpeted, stairs leading down to hall, storage cupboard housing utility meters.

KITCHEN/DINER

13' 11" x 9' 6" (4.26m x 2.91m)

Modern fitted black gloss soft close wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit with mixer tap, built-in oven and hob, space and plumbing for washing machine, radiator, tiled to principal areas and tiled flooring, spotlights, integrated low level lighting, breakfast bar, opening to:-

LOUNGE

15' 9" x 13' 8" (4.81m x 4.19m)

French doors leading to garden, radiator, solid wood flooring.

BEDROOM ONE

10' 8" x 7' 1" (3.26m x 2.18m)

Double glazed window to side elevation, radiator, carpeted, cupboard housing wall mounted boiler.

BATHROOM

Modern fitted suite comprising panel enclosed bath, concealed cistern WC, pedestal mounted wash basin, shower cubicle with glass doors, heated towel rail, fully tiled walls and tiled flooring, spotlights.

BEDROOM TWO

9' 3" x 8' 10" (2.83m x 2.70m)

Double glazed French doors to front elevation, radiator, carpeted.

GARDEN

Steps leading up to raised garden with decked area and artificial lawn, enclosed by brick walls and wooden fencing.

AGENTS NOTE:

COUNCIL TAX

Band A.



LEASE INFORMATION:



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

Tenure: Leasehold

Landlord/Managing Agent: Wild Heart Residential Management

Balance of Lease: 102 years remaining

Ground Rent Charges: £200 per annum

Ground Rent Review Period: TBC

Maintenance/Service Charges: £2500 per annum

Maintenance /Service Charges Review Period: Annually

Building Insurance: Included in Maintenance/Service Charges

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



OFFICE ADDRESS

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OFFICE DETAILS

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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