



£190,000 Share of Freehold

LOVELY TWO BEDROOM GROUND FLOOR FLAT WITH GARDEN & SHARE OF FREEHOLD! Situated along Francis Avenue is this well-presented ground floor flat, which is offered to the market with no forward chain. The accommodation on offer briefly comprises a spacious lounge with a bay window, which opens through to a modern fitted kitchen, creating a lovely open living space. There are also two bedrooms and a modern fitted bathroom, completing the appeal. A real benefit of the home is the rear garden, which is highly desirable for this type of property. Ideally situated in the heart of Southsea, the property offers convenient access to everything the area has to offer, including the vibrant Albert Road and the seafront. Further benefits include gas central heating, double glazing, a share of the freehold, and the property has recently been redecorated with newly fitted carpets throughout. We highly recommend an internal viewing at your earliest convenience.



COMMUNAL ENTRANCE

Door to:-

COMMUNAL HALL

Doors to both flats.

LOUNGE

16' 1" into bay x 11' 9" into recess (4.91m x 3.59m)
 Double glazed bay window to front elevation, radiator, exposed floorboards, feature fire surround, built-in storage cupboard, period style cornice and ceiling rose, through to:-

KITCHEN

13' 8" x 9' 5" (4.17m x 2.89m)
 Double glazed window to rear elevation, double glazed French doors to garden, modern fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit with mixer tap, freestanding cooker with extractor hood over, space for fridge/freezer, space and plumbing for washing machine, tiled to principal areas, exposed floorboards, radiator, through to:-

INNER HALL

Two built-in storage cupboards (one housing gas meter), radiator, doors to bathroom and continued hall.

BATHROOM

4' 9" x 6' 5" (1.45m x 1.98m)
 Obscure double glazed window to side elevation, modern fitted suite comprising panel enclosed bath with thermostatic shower mixer over, combined WC and wash basin in vanity unit, heated towel radiator, tiled to principal areas and vinyl tiled flooring.

CONTINUED HALL

Radiator, newly laid carpet, doors to both bedrooms.

BEDROOM ONE

10' 7" x 10' 0" (3.24m x 3.07m)
 Double glazed window to side elevation, newly laid carpet, double glazed door to garden, radiator, cupboard housing boiler.

BEDROOM TWO

11' 10" x 8' 5" into bay (3.62m x 2.57m)
 Double glazed bay window to side elevation, radiator, newly laid carpet.

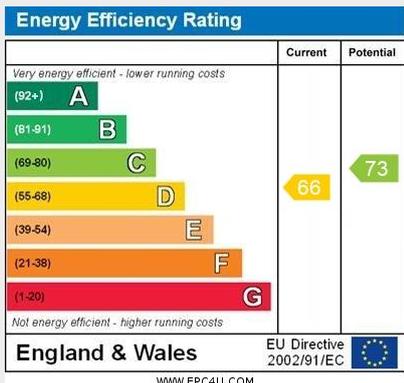
GARDEN

15' 7" x 15' 6" (4.76m x 4.74m)
 Enclose by brick walls and wooden fencing, laid to paving and shingle with raised bed and pond.

AGENTS NOTE:

COUNCIL TAX

Band A.





LEASE INFORMATION:



As of March 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 999 year lease to be given as part of the sale.

Ground Rent Charges: Peppercorn.

Ground Rent Review Period: N/A.

Maintenance/Service Charges: On an as and when basis.

Maintenance /Service Charges Review Period: N/A

Building Insurance: £550 per annum.

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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