FLAT 2 LORD CLIVE
1-3 BROOKFIELD ROAD, PORTSMOUTH, PO1 5HZ



£139,995 Leasehold

OFF ROAD PARKING & NO FORWARD CHAIN! Jeffries & Dibbens are delighted to offer for sale this one double bedroom, ground floor flat located in Brookfield Road, Fratton. Accommodation comprises a 12ft x 12ft reception room, a fitted kitchen, a bathroom and an 11ft bedroom. Added benefits include gas central heating, double glazing throughout, an off road parking space and a cellar. To appreciate all that is on offer, please contact our Portsmouth office to arrange a viewing today!
02392 661 662

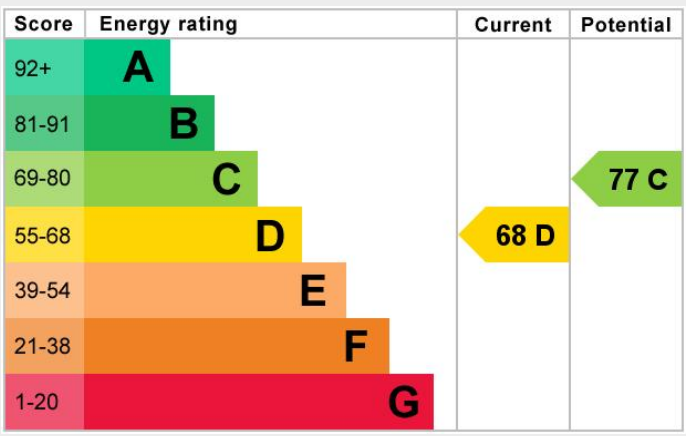
jdea.co.uk

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FRONT DOOR
Leading to hallway.

HALLWAY
Door to bathroom, door to bedroom, open onto kitchen, radiator, open to reception.

BEDROOM
11' 9" x 10' 0" (3.58m x 3.05m)
Obscure PVC double glazed window to side aspect, double radiator, built in storage.

BATHROOM
Obscure double glazed window to side aspect, extractor fan, panel enclosed bath, vanity unit, tiled to principal areas, close coupled WC.

KITCHEN
8' 9" x 6' 10" (2.67m x 2.08m)
Obscure double glazed window to side aspect, range of wall and base units, wood block work surfaces, stainless steel extractor fan, integral oven with gas hob, stainless steel 1 1/2 bowl sink with adjustable mixer tap and drainer unit, tiled to principal areas, plumbing for washing machine, space for fridge/freezer, lino flooring.

RECEPTION ROOM
12' 10" x 12' 6" (3.91m x 3.81m)
Obscure PVC double glazed windows to front and side aspect, two double radiators, laminate flooring.

CELLAR
10' 1" x 9' 1" (3.07m x 2.77m)

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: Centrick Property Management

Balance of Lease: 94 Years Remaining

Ground Rent Charges: £200 Per Annum

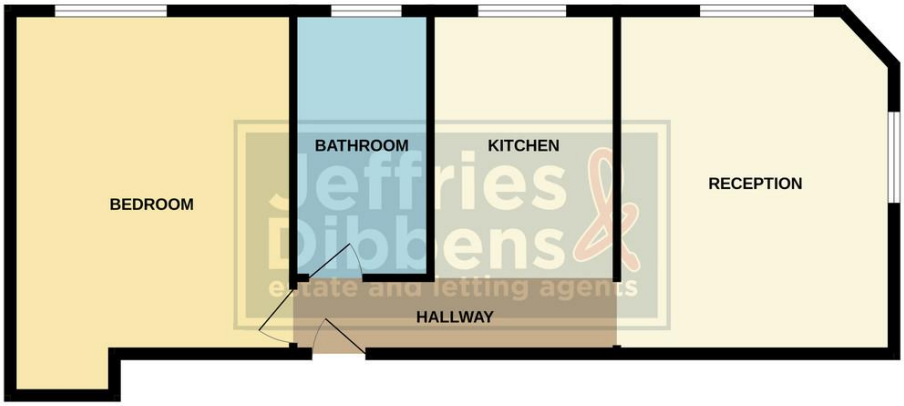
Ground Rent Review Period: Anually

Maintenance/Service Charges: £864 Per Annum

Building Insurance: £337 Per Annum

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

GROUND FLOOR



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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OFFICE DETAILS

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