



£49,995
Solent Way, Southsea Leisure Park
Southsea, PO4 9TB

Southsea
Solent Way
No. 7

TWO BEDROOM PARK HOME WITH OFF ROAD PARKING AND NO FORWARD CHAIN! Jeffries are delighted to bring to the market this luxurious lodge situated in Southsea Leisure Park. The accommodation comprises two bedrooms, an 11ft open-plan kitchen/diner which flows into a 12ft lounge with doors opening onto a sun terrace, a fitted shower room and an en-suite W.C. to bedroom one. Additional benefits include gas central heating, double glazing, private garden and off-road parking for two vehicles. We highly recommend an internal viewing at your earliest convenience to fully appreciate the accommodation on offer. To arrange a viewing or further details, please contact the Southsea branch along Marmion Road.





ENTRANCE Steps to sun terrace, double glazed front door into:-

LOUNGE 12' 0" x 11' 8" (3.68m x 3.56m) Dual aspect double glazed windows, double glazed doors to sun terrace, radiator, opening to kitchen/diner.

KITCHEN/DINER 9' 6" x 11' 8" (2.90m x 3.58m) 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, integral fridge/freezer and microwave, built-in oven with gas hob and extractor hood over, space and plumbing for washing machine, cupboard housing combination boiler, two double glazed windows to side elevation, door to hallway.

HALLWAY Doors to both bedrooms and shower room.

BEDROOM ONE 8' 7" x 11' 9" (2.63m x 3.59m) Double glazed window to side elevation, radiator, fitted wardrobes, door to en-suite WC.

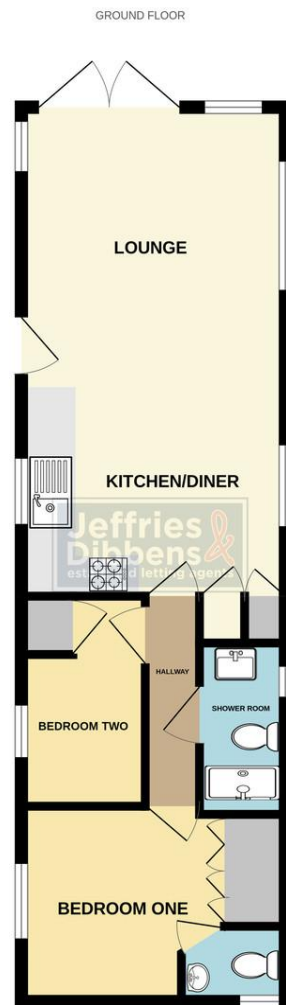
EN-SUITE WC Obscure double glazed window to rear elevation, close coupled WC, pedestal mounted wash basin with mixer tap, radiator.

BEDROOM TWO 8' 10" x 5' 8" (2.71m x 1.73m) Double glazed window to side elevation, radiator, fitted wardrobe.

SHOWER ROOM 7' 11" x 3' 8" (2.42m x 1.13m) Obscure double glazed window to side elevation, radiator, close coupled WC, shower cubicle with mains powered shower, wash basin with mixer tap and vanity unit, extractor fan.

GARDEN Shed with power, outside tap, stairs to sun terrace with outside electrical sockets, off-road parking for two vehicles.





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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LOCAL AUTHORITY
Portsmouth City Council

TENURE
Leasehold

COUNCIL TAX BAND
Band Exempt

VIEWINGS
By prior appointment only

LEASE INFORMATION

Lease Length- 19 years remaining.

Site Fees- £10,001.40 per annum.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
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