

# 78A GEORGE STREET, PORTSMOUTH, PO1 5QY



**£149,995** Leasehold

OFF ROAD PARKING & NO FORWARD CHAIN! Jeffries & Dibbens are delighted to offer for sale this two bedroom, ground floor flat located in George Street, Fratton. Accommodation comprises a 20ft kitchen/breakfast room, a modern fitted shower room and two bedrooms, the main measuring 17ft. Additional benefits include electric heating, double glazing throughout and an allocated off road parking space. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today! 02392 661 662



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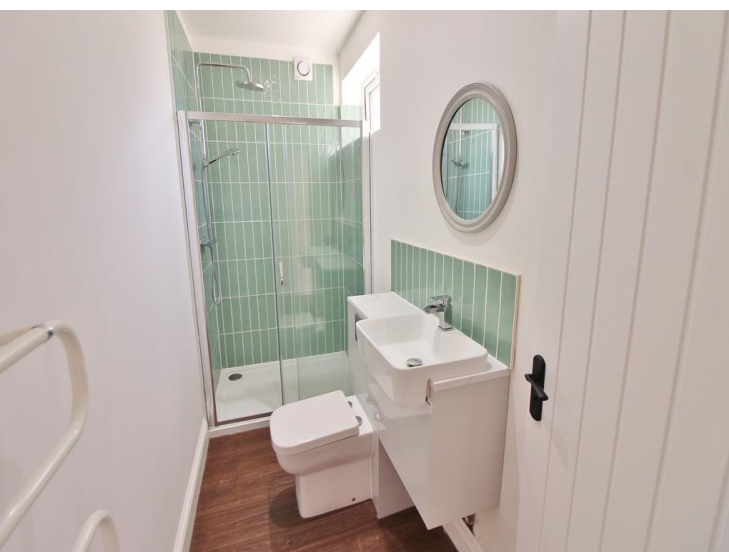
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## OBSCURE PVC DOUBLE GLAZED FRONT DOOR TO KITCHEN/RECEPTION

### KITCHEN/RECEPTION ROOM

21' 5" narrowing to 12' x 9' 10" narrowing to 8' 10" (6.71m x 2.95m)

Velux window to front aspect, obscure PVC double glazed window to front aspect, range of wall and base units, laminate flooring, integral electric oven, induction hob, stainless steel overhead extractor fan, stainless steel sink with mixer tap and drainer unit, plumbing for washing machine, space for fridge/freezer, cupboard housing immersion tank, spotlighting, wall mounted electric heater, fuse board, open to hallway, PVC double glazed bay window to side aspect.

### HALLWAY

Door to bedroom one, bedroom two and shower room.

### SHOWER ROOM

PVC double glazed window to front aspect, floating wash basin, low level WC with concealed cistern, walk in shower cubicle with rainfall shower, tiled to principle areas, heated towel rail, spotlighting, extractor fan.

### BEDROOM TWO

13' 11" into recess x 13' 10" into bay (4.24m x 4.22m)

PVC double glazed window to side aspect, wall mounted electric heater.

### BEDROOM ONE

13' 11" into recess x 13' 10" into bay (4.24m x 4.22m)

PVC double glazed bay window to front aspect, wall mounted electric heater, feature fireplace.

### AGENTS NOTE

Council Tax Band - B

| Score | Energy rating | Current     | Potential   |
|-------|---------------|-------------|-------------|
| 92+   | <b>A</b>      |             |             |
| 81-91 | <b>B</b>      |             |             |
| 69-80 | <b>C</b>      |             |             |
| 55-68 | <b>D</b>      | <b>59 D</b> | <b>59 D</b> |
| 39-54 | <b>E</b>      |             |             |
| 21-38 | <b>F</b>      |             |             |
| 1-20  | <b>G</b>      |             |             |



# LEASE INFORMATION:



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

**Tenure:** Leasehold

**Landlord/Managing Agent:** Share of freehold

**Balance of Lease:** 999 Years

**Ground Rent Charges:** N/A

**Ground Rent Review Period:** N/A

**Maintenance/Service Charges:** 50/50 as and when required

**Maintenance /Service Charges Review Period:** N/A

**Building Insurance:** 50/50 Contribution

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 herein, 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

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

## OFFICE DETAILS

023 9266 1662  
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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