Jeffries & Dibbens
estate and letting agents

JUSTFLATS

148 LABURNUM GROVE, PORTSMOUTH, PO2 0ET

£184,995 Leasehold

GROUND FLOOR FLAT WITH 36FT SOUTH FACING GARDEN, SHARE OF FREEHOLD & NO FORWARD CHAIN! Jeffries are excited to bring to the market this beautifully presented, one bedroom, ground floor garden flat located in Laburnum Grove, North End. Accommodation on offer comprises a 16ft double bedroom, 16ft lounge, wet room, plus a 16ft fitted kitchen/breakfast room. The kitchen offers views over the landscaped, 36ft south facing garden. Additional benefits include double glazing, gas central heating, rear pedestrian access and soundproof ceilings in both the lounge and bedroom. Contact our Portsmouth branch to arrange your viewing, open late! 02392 661 662

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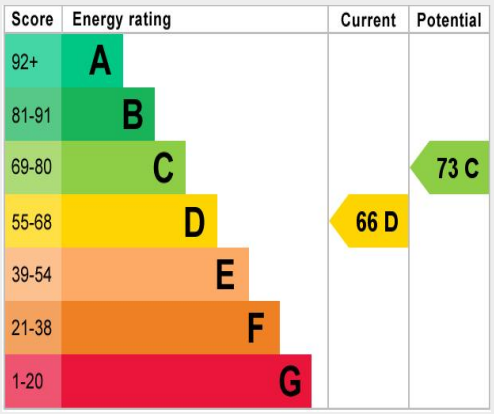

COMMUNAL FRONT DOOR TO:

COMMAL HALLWAY
Front door to first floor.

HALLWAY
Doors to all rooms.

LOUNGE
16' 01" x 12' 05" (4.9m x 3.78m)
PVC double glazed bay window to front aspect, radiator, soundproof ceiling.

BEDROOM
12' 03" x 11' 02" (3.73m x 3.4m)
PVC double glazed window to rear aspect, radiator, door to storage cupboard, soundproof ceiling.

WET ROOM
7' 05" x 07' 03" (2.26m x 2.21m)
Obscure PVC double glazed window to side aspect, heated towel rail, low level WC, wall mounted corner wash basin with mixer tap, mains powered shower, tiled to principle areas, extractor fan.

KITCHEN/BREAKFAST ROOM
16' 08" x 11' 09" (5.08m x 3.58m)
PVC double glazed window to side aspect, radiator, range of wall and base units, 1 1/2 bowl stainless steel sink with drainer, roll top work surfaces, integrated oven with induction hob and overhead extractor fan, space for fridge/freezer, space for plumbing for washing machine, cupboard housing wall mounted combination boiler, tiled to principle areas, PVC double glazed front door to garden.

REAR GARDEN
36' 10" x 18' 00" (11.23m x 5.49m)
Landscaped south facing garden, mainly laid to shingle with tree and shrub boarders, artificial grass area, raised decking area, outside tap, rear pedestrian access.

COUNCIL TAX
Band A

LEASE INFORMATION:

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

Tenure: Leasehold

Freeholder: 50% Share of Freehold acquired with the purchase

Balance of Lease: 995 years remaining

Ground Rent Charges: N/A

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

Building Insurance: £35 - £45 approx. per month

Are Pets Allowed? Yes

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

OFFICE ADDRESS

112/114 London Road, Portsmouth,
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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