



£180,000
Berkshire House,
Lovedean, PO8 9ZE

PROPERTY SUMMARY

Offered for sale with no forward chain, we are delighted to offer for sale this virtually brand new 1 bedroom apartment in Berkshire House on the Catherington Park development in Lovedean. This spacious apartment has a large number of benefits and internal viewings are very strongly advised. The apartment is nicely located on its own on the top floor and has a large bedroom, modern bathroom suite, considerable storage and a wonderful open plan lounge and kitchen area. Externally there is a large garage with parking in front. Early viewing is strongly advised and can be arranged by contacting us as sole agents.





COMMUNAL ENTRANCE Stairs to all floors, post box, front door to:

ENTRANCE HALL Radiator, LVT flooring, 3 large storage cupboards, doors to:

BEDROOM 11' 05" max x 10' 11" max (3.48m x 3.33m) Window to front aspect, radiator.

BATHROOM Window to rear aspect, radiator, LVT flooring, panelled bath with shower over, WC, hand wash basin, part tiled.

LOUNGE/KITCHEN 18' 07" max x 16' 08" max (5.66m x 5.08m) Window to front aspect, radiator, LVT flooring, range of fitted cupboards, units and work surfaces with inset sink unit and mixer tap, built in oven and hob, space and plumbing for washing machine and dishwasher, space for fridge freezer, concealed wall mounted boiler.

OUTSIDE

GARAGE & PARKING Up and over door, parking in front.

LEASE INFORMATION As of December 2025 the vendor has informed us that the lease details are as follows:-

Freeholder/Managing Agent: Linden Homes

Balance Of Lease: 996 years (approx) remaining

Service/Maintenance Charges: 1197.22pa

Buildings Insurance Charges: £20 for garage

Ground Rent: £0

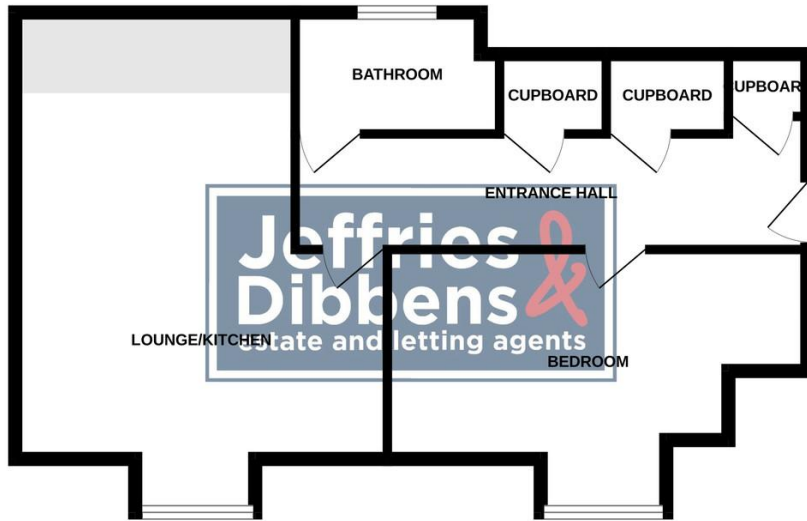
Service Charge Review Period: N/A

Ground Rent Review Period: N/A

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



GROUND FLOOR



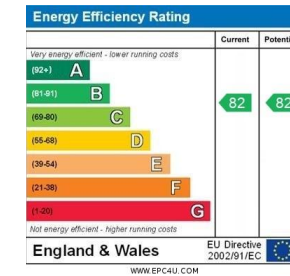
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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LOCAL AUTHORITY
Havant Borough Council

TENURE
Leasehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only



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
Dibbens &**
estate and letting agents

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