



**JUSTFLATS**

# 34 SOUTHDOWN VIEW HILSEA PO3 5FS



## Shared Ownership **£101,995** Leasehold

60% SHARED OWNERSHIP! ALLOCATED PARKING! Jeffries & Dibbens are delighted to offer for sale this two, double bedroom apartment at Southdown View, located in Military Road, Hilsea. Accommodation comprises two double bedrooms, a modern-fitted bathroom and a 23ft living room/kitchenette that leads to a balcony. Additional benefits include double glazing throughout, gas central heating and lift access. To appreciate all that is on offer, please contact Jeffries & Dibbens at your earliest convenience! 02392 661 662



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## COMMUNAL ENTRANCE

Lift & stairs to all floors.

## THIRD FLOOR LANDING

Front door to apartment.

## HALLWAY

Door to bathroom, door to bedrooms one and two, two storage cupboards, radiator, fuse board.

## BEDROOM ONE

16' 7" x 9' 1" (5.05m x 2.77m)

PVC triple glazed window to side aspect, radiator, fitted wardrobes.

## BEDROOM TWO

12' 5" x 7' 3" (3.78m x 2.21m)

PVC triple glazed window to side aspect, radiator.

## RECEPTION ROOM/KITCHENETTE

23' 11" x 11' 5" (7.29m x 3.48m)

PVC triple glazed window to side aspect, PVC double glazed door to balcony, double radiator, range of wall and base level units, roll top work surfaces, plumbing for washing machine, one and a half bowl stainless steel sink and drainer unit with mixer tap over, space for fridge/freezer, integral oven, integral induction hob with stainless steel extractor hood over, extractor fan, air filtration.

## BATHROOM

Bathroom suite comprising close coupled WC, pedestal mounted wash basin, panel enclosed bath with shower attachment over, stainless steel heated towel rail, tiling to principal areas, spotlighting, extractor fan.

## OUTSIDE

Allocated parking for one vehicle.

## COUNCIL TAX

Band B.

| Energy Efficiency Rating                           |          | Current                 | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |          |                         |           |
| (92+)  | <b>A</b> |                         |           |
| (81-91)  | <b>B</b> |                         |           |
| (69-80)  | <b>C</b> | 73                      | 73        |
| (55-68)  | <b>D</b> |                         |           |
| (39-54)  | <b>E</b> |                         |           |
| (21-38)  | <b>F</b> |                         |           |
| (1-20)   | <b>G</b> |                         |           |
| <i>Not energy efficient - higher running costs</i> |          |                         |           |
| <b>England &amp; Wales</b>                         |          | EU Directive 2002/91/EC |           |
| WWW.EPC4U.COM                                      |          |                         |           |



# LEASE INFORMATION:



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

**Tenure:** Leasehold

**Landlord/Managing Agent:** Vivid Housing LTD

**Balance of Lease:** 115 Years

**Ground Rent Charges:** £12.50 per month

**Ground Rent Review Period:** Annual

**Maintenance/Service Charges/Building Insurance:** £295.65 per month

**Rental Charge for Share Not Owned:** £207.34 per month

**Pets Allowed:** Yes

In order to view this property, applicants MUST first be financially qualified for shared ownership. For us to arrange a viewing, they must have an AIP up to the agreed amount of £105,000. Vivid will not financially qualify the applicants until offer stage.

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

THIRD 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 or omission in the plan. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here may have 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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