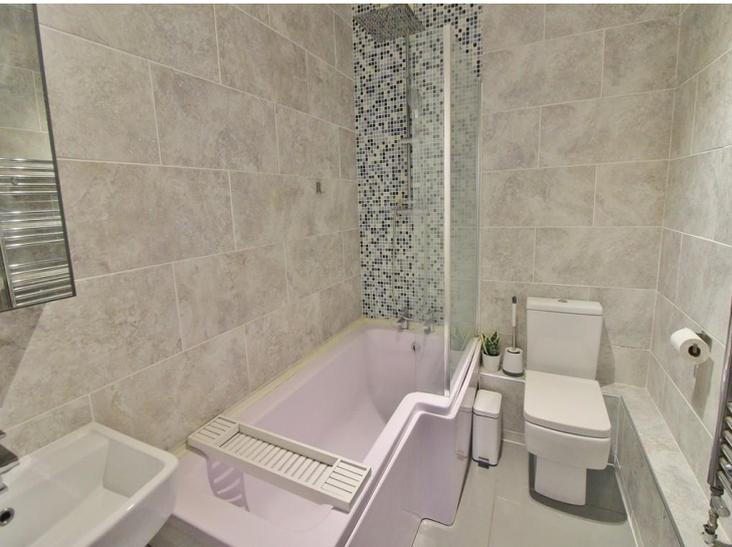


60B MILTON ROAD, PORTSMOUTH, PO3 6AR



£169,950 Leasehold

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to offer for sale this two bedroom first floor flat, located in Milton Road, Baffins. Well presented throughout, the accommodation on offer comprises a 16ft reception room, 9ft modern fitted kitchen, a modern fitted bathroom, plus two bedrooms. Additional benefits include double glazing and gas central heating. Please contact our Portsmouth branch to arrange your viewing, open late! 02392 661 662



| Energy Efficiency Rating | | Current | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 70 | 75 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| WWW.EPC4U.COM | | | |

COMMUNAL FRONT DOOR

COMMUNAL ENTRANCE HALL

Stairs leading to first floor landing, front door leading to.

HALLWAY

Storage cupboard, radiator, access to loft, doors leading to.

RECEPTION ROOM

16' 7" into bay x 15' 8" max (5.05m x 4.78m)
PVC double glazed bay window to front aspect, radiator, cupboard housing consumer unit and electric meter.

KITCHEN

9' 2" max x 7' 6" max (2.79m x 2.29m)
Two PVC double glazed windows to side aspect, range of fitted wall and base level units, roll top work surfaces, stainless steel sink and drainer unit with mixer tap over, electric oven and gas hob with extractor hood over, integrated fridge/freezer, plumbing for washing machine, tiled to principal areas, wall mounted 'Worcester' boiler, tiled floor.

BEDROOM ONE

12' x 9' 4" max (3.66m x 2.84m)
PVC double glazed window to rear aspect, radiator.

BEDROOM TWO

11' x 7' 6" (3.35m x 2.29m)
PVC double glazed window to rear aspect, radiator.

BATHROOM

Close coupled WC, pedestal mounted wash hand basin, panel enclosed 'P' shaped bath with shower over, heated towel rail, extractor fan, tiled walls, tiled flooring.

COUNCIL TAX BAND - A



LEASE INFORMATION:



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

Tenure: Leasehold

Landlord/Managing Agent: Powell & Co

Balance of Lease: 105 years remaining

Ground Rent Charges: £150 per annum

Maintenance/Service Charges: £1040 per annum

Building Insurance: £316.73 per annum

Service Charge Review Period: Annually

Pets allowed: Yes

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



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any errors, omissions 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 is given for their operation or efficiency can be given.
Made with Metapic 02/2025

OFFICE ADDRESS

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

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 & Dibbets nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Jeffries & Dibbets Ltd. Registered in England No. 3185348 registered office: 196 Havant Road, Drayton, Portsmouth, PO6 2EH