



JUSTFLATS

FLAT 18 JAMES BUTCHER COURT
EASTERN VILLAS ROAD, SOUTHSEA,
HAMPSHIRE, PO4 0DT



£280,000 Share of Freehold

TWO BEDROOM RETIREMENT PENTHOUSE APARTMENT WITH SEA VIEWS & NO FORWARD CHAIN! This fourth floor penthouse retirement apartment is located just meters from the seafront, in the popular one way street of Eastern Villas Road, Southsea. The internal accommodation comprises; entrance hallway, two good sized bedrooms, fitted shower room, separate W.C, 17ft kitchen and a 17ft lounge/diner with south easterly facing balcony with sea views. James Butcher Court boasts lots of communal facilities including pretty, communal gardens, communal lounge, residents' and visitor off road parking (on a first come, first serve basis) and dedicated mobility scooter store. Additional benefits include gas central heating and double glazing. Viewings strictly by appointment only and can be arranged by the office on Marmion Road.



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COMMUNAL ENTRANCE

Security entry system, door to:-

COMMUNAL HALLWAY

Lift and stairs to fourth floor, door to Flat 18.

HALLWAY

Doors to all rooms, storage cupboard housing electric meter and consumer unit, security entry phone

BEDROOM ONE

18' 9" x 11' 1" (5.73m x 3.39m)

Double glazed windows to side elevation, two radiators, storage cupboard.

BEDROOM TWO

11' 5" x 7' 9" (3.50m x 2.37m)

Double glazed window to rear elevation, radiator.

SHOWER ROOM

8' 10" x 8' 5" (2.71m x 2.58m)

Obscure double glazed window to rear elevation, radiator, corner shower cubicle with electric shower, close coupled WC, wall mounted wash basin with mixer tap and vanity unit, tiled to principal areas.

W.C

6' 2" x 3' 7" (1.88m x 1.11m)

Obscure double glazed window to rear elevation, wall mounted wash basin, close coupled WC.

LOUNGE/DINER

17' 5" x 14' 5" (5.32m x 4.41m)

Double glazed sliding doors with secondary double glazed sliding doors to balcony.

BALCONY

South easterly aspect with sea views, enclosed by glass panels.

KITCHEN

17' 4" x 10' 11" (5.29m x 3.33m)

Double glazed window to side elevation with sea views, Range of wall and base units, roll top work surfaces, space and plumbing for washing machine, space for dishwasher, space for cooker, overhead extractor fan, space for fridge/freezer, stainless steel sink with drainer unit, wall mounted combination boiler, tiled to principle areas.

PARKING

Residents' and visitor off road parking on a first come, first serve basis.

DEDICATED MOBILITY SCOOTER SHED

Storage space for mobility scooters with power and light.

COMMUNAL GARDEN

Situated to the front of the building, pedestrian access to rear of building.

AGENTS NOTE:

COUNCIL TAX

Band B.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



LEASE INFORMATION:



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

Tenure: Share of Freehold

Landlord/Managing Agent: JCB Residents Association Ltd/ GD3

Balance of Lease: 999 years remaining.

Ground Rent Charges: N/A

Ground Rent Review Period: N/A

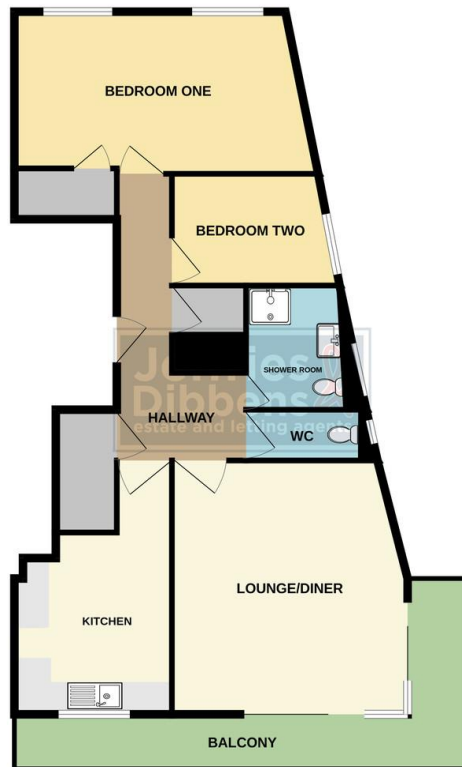
Maintenance/Service Charges: £3,108 per annum.

Maintenance /Service Charges Review Period: Annually.

Building Insurance: Included within service charge.

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

FOURTH 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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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