

34 HONEYWOOD CLOSE, PORTSMOUTH, PO3 5BN



£165,000 Leasehold

Jeffries & Dibbens are delighted to offer for sale this two bedroom, second floor flat located in Honeywood Close, Hilsea. Accommodation comprises two bedrooms, a 14ft lounge/diner, a fitted kitchen, a family bathroom and a utility area. Additional benefits include double glazing, electric heating, communal gardens and allocated off road parking for two vehicles! To appreciate all that is on offer, please contact Jeffries & Dibbens, acting as sole agents, to arrange your internal viewing. 02392 661 662



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HARDWOOD DOOR

COMMUNAL ENTRANCE

Stairs to second floor, hardwood door to.

HALLWAY

Wall mounted heater, loft access, two built in storage cupboards, doors to.

LOUNGE/DINER

14' 11" x 12' 8" (4.55m x 3.86m)

PVC double glazed window to rear aspect.

KITCHEN

8' 5" x 7' 10" (2.57m x 2.39m)

PVC double glazed window to rear aspect, roll top work surfaces, range of wall and base units, stainless steel sink and drainer unit, integral oven and hob with extractor hood over, integral dishwasher, space for fridge/freezer, tiled splash back.

BEDROOM ONE

10' 11" x 9' 4" (3.33m x 2.84m)

PVC double glazed window to front aspect, built in wardrobe and dresser, wall mounted electric heater.

BEDROOM TWO

11' x 5' 3" (3.35m x 1.6m)

PVC double glazed window to front aspect, wall mounted electric heater.

BATHROOM

7' 1" x 6' (2.16m x 1.83m)

PVC double glazed obscure window to side aspect, towel radiator, panel enclosed bath with shower attachment, close coupled WC, vanity basin, fully tiled.

UTILITY ROOM

Plumbing for washing machine, space for tumble dryer.

COUNCIL TAX BAND A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



LEASE INFORMATION:



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

Tenure: Leasehold

Landlord/Managing Agent: E&M Property Management & FirstPort Property Management

Balance of Lease: 79 years (120 years as of 1986)

Ground Rent Charges: £80 per annum

Maintenance/Service Charges: est £200 Per Annum

Building Insurance: £300 Per annum

Pets Allowed: Yes

The vendor has agreed to extend the lease, subject to an acceptable offer. The lease will be extended by 90 years to 169 years upon completion.

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

SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, rooms, areas 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metapix 02/20

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