

# 29 PARSONS CLOSE, PORTSMOUTH, PO3 5LN



**£189,995** Leasehold

GARAGE! Jeffries & Dibbens are pleased to offer for sale this two double bedroom, ground floor flat located in Parsons Close, Hilsea. Well presented throughout, the accommodation on offer comprises a 13ft reception room, an 18ft modern fitted kitchen/diner, a modern fitted bathroom, plus two double bedrooms. Additional benefits include double glazing, gas central heating and a separate garage. Contact our Portsmouth branch to arrange your internal viewing, open late! 02392 661 662

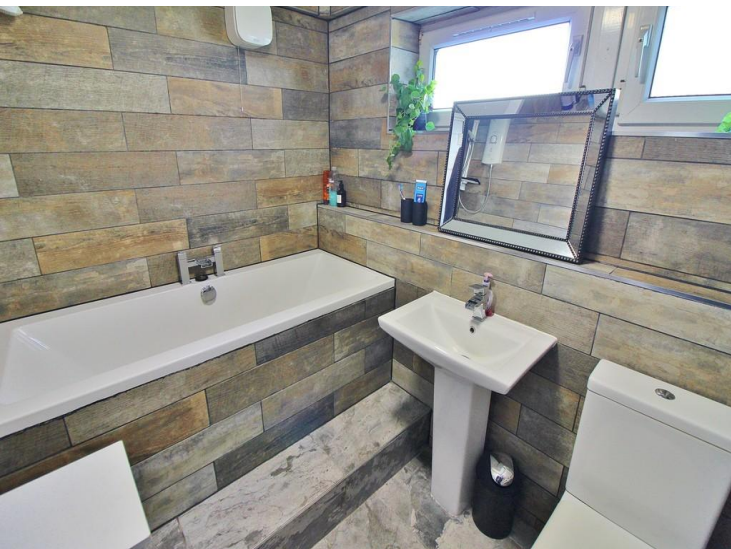


**jdea.co.uk**

**f** @JeffriesAndDibbens

**t** JeffriesDibbens

**o** @JeffriesAndDibbens



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

## OBSCURE DOUBLE GLAZED FRONT DOOR

### HALLWAY

Radiator, two built in storage cupboards, laminate flooring, doors to bathroom, bedroom one, bedroom two, opening to kitchen/diner, door to reception room.

### BATHROOM

7' 7" x 5' 4" (2.31m x 1.63m)

Obscure PVC double glazed windows to rear aspect, three piece bathroom suite comprising close coupled WC, pedestal wash basin, tile enclosed bath with electric power shower, heated towel rail, fully tiled, extractor.

### BEDROOM ONE

13' 7" x 8' 5" (4.14m x 2.57m)

PVC double glazed window to front aspect, radiator, built in storage

### BEDROOM TWO

13' 8" x 7' 4" (4.17m x 2.24m)

PVC double glazed window to front aspect, radiator, built in storage.

### KITCHEN/DINER

18' 6" x 11' 9" max (5.64m x 3.58m)

PVC double glazed windows to rear aspect, vertical radiator, range of wall and base units, roll top work surfaces, stainless steel sink with mixer tap and drainer unit, integral oven and five ring gas hob with over head extractor hood, glass splash back, plumbing for washing machine, integrated dishwasher, space for double fridge/freezer, tiled to principal areas, breakfast bar, laminate flooring, door to reception room.

### RECEPTION ROOM

13' 8" into bay x 11' 1" (4.17m x 3.38m)

PVC double glazed window to front aspect, vertical radiator, laminate flooring, built in storage cupboard.

### GARAGE

16' (approx.) (4.88m)

Up and over door.

### COUNCIL TAX – Band A



# LEASE INFORMATION:



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

**Tenure:** Leasehold

**Landlord/Managing Agent:**

**Balance of Lease:** 101 years as of 2026

**Ground Rent Charges:** Included in service

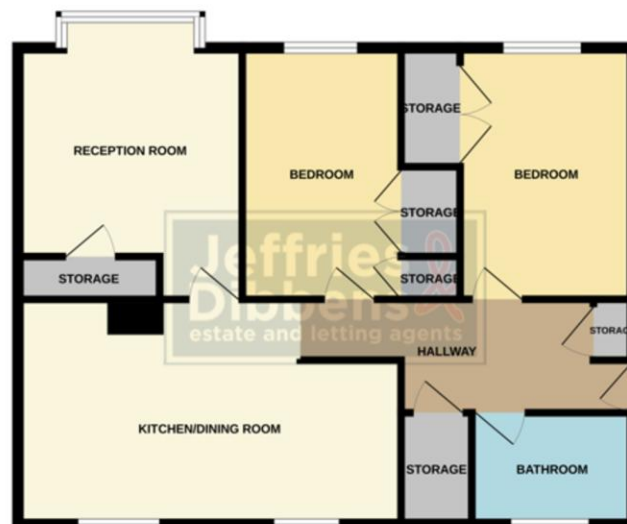
**Ground Rent Review Period:** TBC

**Maintenance/Service Charges:** £118.50 per month

**Maintenance /Service Charges Review Period:** TBC

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

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to be given regarding their condition.

## OFFICE ADDRESS

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

## OFFICE DETAILS

023 9266 1662  
portsmouth@jeffries.co.uk  
www.jdea.co.uk

**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