



£269,500
36 Outram Road
Southsea, PO5 1QZ

TWO BEDROOM FLAT WITH SHARE OF FREEHOLD & OFF ROAD PARKING! This lovely hall floor flat is situated within a popular residential pocket of Southsea. Outram Road is located just north of Albert Road and within walking distance of Central Southsea shopping areas and the seafront. The well-presented accommodation offers; two generous bedrooms, a four-piece bathroom suite, modern fitted kitchen, and a spacious 21ft (approx.) lounge/diner with period coving and bay window. What truly sets this property apart from the rest is its off road parking (on a first come, first serve basis). We highly advise an internal viewing at your earliest opportunity to fully appreciate this home.

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COMMUNAL ENTRANCE Wooden door to:-

COMMUNAL HALL Door to communal hallway with entrance to Flat 2.

LOUNGE 21' 10" x 14' 0" (6.68m x 4.27m) Double glazed bay window to front elevation, period style feature fireplace with marble surround and tiled hearth, two radiators, period style cornice, carpeted, doorway to:-

KITCHEN 6' 10" x 15' 11" (2.10m x 4.86m) Comprising a range of fitted high gloss wall and base level units incorporating square edge work surfaces, built-in oven with gas hob and extractor hood over, stainless steel bowl and drainer unit with mixer tap, spaces and plumbing for washing machine and dishwasher, integral freezer, space and plumbing for fridge/freezer, period cornice, tiled to principal areas and vinyl flooring, through to rear hallway.

REAR HALLWAY Radiator, carpeted, doors to all rooms, built-in cupboard housing combination boiler with space for tumble dryer, 'Hive' thermostat, feature wall panelling.

BEDROOM ONE 12' 9" x 10' 3" (3.91m x 3.13m) Double glazed window to rear elevation, radiator, period style cornice and picture rail, feature wall panelling, carpeted.

BATHROOM 9' 4" x 5' 9" (2.86m x 1.77m) Four-piece bathroom suite comprising panel enclosed bath with central mixer tap, shower cubicle with 'Mira' thermostatic shower, wash basin with towel rail under, close coupled WC, towel rail radiator, tiled to principal areas and vinyl flooring, feature wall panelling, obscure double glazed window to side elevation,

BEDROOM TWO 8' 5" x 8' 7" (2.59m x 2.62m) Obscure double glazed window to rear elevation, radiator, carpeted, period picture rail.

PARKING We have been advised that there is parking, however, that this is on a first come, first serve basis.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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LEASE INFORMATION:

As of April 2025, the vendor has informed us that the lease details are as follows:-

Tenure: Share of Freehold

Landlord/Managing Agent: Fairwinds Management Company

Balance of Lease: 98 years remaining.

Ground Rent Charges: N/A

Ground Rent Review Period: N/A

Maintenance/Service Charges: £900 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 exchange of contracts.

LOCAL AUTHORITY

Portsmouth City Council

TENURE

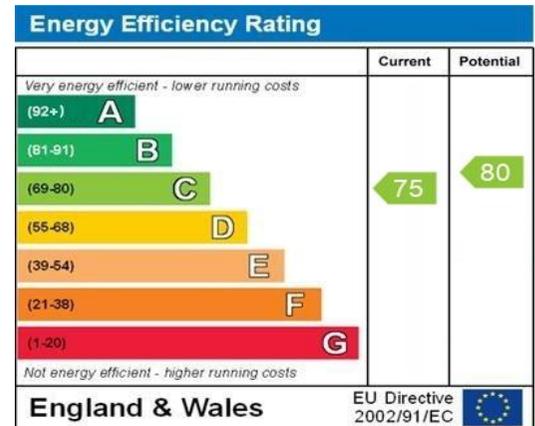
Share of Freehold

COUNCIL TAX BAND

Band B

VIEWINGS

By prior appointment only



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
Dibbens &**
estate and letting agents

OFFICE ADDRESS

1 Marmion Road, Southsea,
Hampshire, PO5 2DT

CONTACT

023 9236 1111
southsea@jeffries.co.uk
www.jdea.co.uk