FLAT 1
158 FRATTON ROAD, PORTSMOUTH, PO1 5FB



£144,995 Leasehold

Jeffries & Dibbens are delighted to offer for sale this two bedroom, ground floor flat located in Fratton Road, Fratton. Accommodation comprises a 14ft reception room, a fitted kitchen, two bedrooms and a family bathroom. Additional benefits include gas central heating, double glazing throughout and an intercom system. Please contact Jeffries & Dibbens Portsmouth today on 02392 661 662

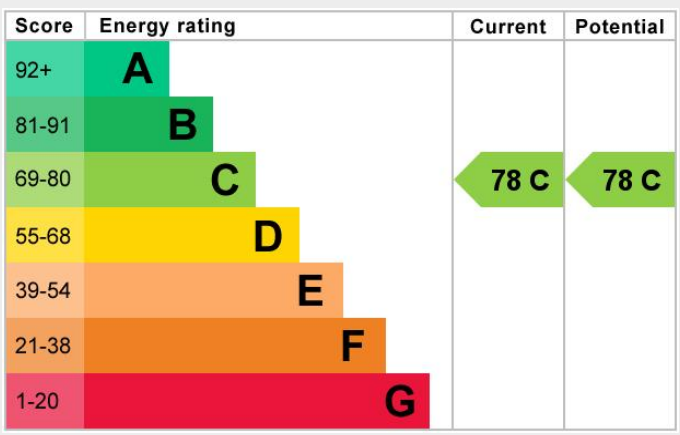
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COMMUNAL FRONT DOOR
Leading to:-

HARD WOOD FRONT DOOR
Leading to:-

HALLWAY
Door to reception room one, door to bedroom one, bedroom two and the bathroom, cupboard space, radiator.

RECEPTION ROOM ONE
15' 2" maximum x 11' 11" maximum (4.62m x 3.63m)
Obscure PVC double glazed window to front aspect and to side aspect, double radiator, spotlighting, sliding door to kitchen, space for fridge/freezer.

KITCHEN
10' 8" maximum x 5' 6" maximum (3.25m x 1.68m)
Range of wall and base units, roll top work surfaces, stainless steel sink with mixer tap and drainer unit, integral oven with gas hob, plumbing for washing machine, tiled flooring, tiled to principle areas, wall mounted 'Worcester' boiler, extractor fan, stainless steel overhead extractor fan, spotlighting.

BEDROOM ONE
10'7" narrowing to 8'10" x 8' 1" (3.25m x 2.46m)
PVC double glazed window to side aspect, radiator.

BEDROOM TWO
10' 8" x 10' 5" (3.25m x 3.18m)
PVC double glazed window to side aspect, radiator.

BATHROOM
Close coupled WC, pedestal wash basin, bath with shower attachment, tiled to principle areas, tiled flooring, radiator.

COUNCIL TAX BAND - B





LEASE INFORMATION:

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

Tenure: Leasehold

Landlord/Managing Agent: Dack Property Management

Balance of Lease: 104 Years Remaining

Ground Rent Charges: £125 Per Annum

Ground Rent Review Period: Yearly

Maintenance/Service Charges: £1,550 Per Annum

Maintenance /Service Charges Review Period: Yearly

Building Insurance: Included in Service charges

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

GROUND 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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