

34 SOUTHDOWN VIEW, HILSEA, PO3 5FS



£175,000 Leasehold

ALLOCATED PARKING! SHARED OWNERSHIP OPTION AVAILABLE! Jeffries & Dibbens are delighted to offer for sale this two, double bedroom apartment at Southdown View, located in Military Road, Hilsea. Accommodation comprises two double bedrooms, a modern-fitted bathroom and a 23ft living room/kitchenette that leads to a balcony. Additional benefits include double glazing throughout, gas central heating and lift access. To appreciate all that is on offer, please contact Jeffries & Dibbens at your earliest convenience! 02392 661 662



COMMUNAL ENTRANCE

Lift & stairs to all floors.

THIRD FLOOR LANDING

Front door to apartment.

HALLWAY

Door to bathroom, door to bedrooms one and two, two storage cupboards, radiator, fuse board.

BEDROOM ONE

16' 7" x 9' 1" (5.05m x 2.77m)

PVC triple glazed window to side aspect, radiator, fitted wardrobes.

BEDROOM TWO

12' 5" x 7' 3" (3.78m x 2.21m)

PVC triple glazed window to side aspect, radiator.

RECEPTION ROOM/KITCHENETTE

23' 11" x 11' 5" (7.29m x 3.48m)

PVC triple glazed window to side aspect, PVC double glazed door to balcony, double radiator, range of wall and base level units, roll top work surfaces, plumbing for washing machine, one and a half bowl stainless steel sink and drainer unit with mixer tap over, space for fridge/freezer, integral oven, integral induction hob with stainless steel extractor hood over, extractor fan, air filtration.

BATHROOM

Bathroom suite comprising close coupled WC, pedestal mounted wash basin, panel enclosed bath with shower attachment over, stainless steel heated towel rail, tiling to principal areas, spotlighting, extractor fan.

OUTSIDE

Allocated parking for one vehicle.

COUNCIL TAX

Band B.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	73	73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



LEASE INFORMATION:



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

Tenure: Leasehold

Landlord/Managing Agent: Vivid Housing LTD

Balance of Lease: 115 Years

Ground Rent Charges: £12.50 per month

Ground Rent Review Period: Annual

Maintenance/Service Charges/Building Insurance: £295.65 per month

Pets Allowed: Yes

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

THIRD FLOOR



While every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, heights, areas and any other items are approximate and the 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 vendor, solicitor and agent(s) herein have not been tested and no guarantee is given for the accuracy of the information contained herein.
Made with Memphis 02/20

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