

8C LENNOX ROAD SOUTH,
SOUTHSEA, HAMPSHIRE,
PO5 2HT



£260,000 Leasehold

TWO BEDROOM APARTMENT WITH PARKING & NO ONWARD CHAIN. Situated on the hall floor of an attractive period building along the highly desirable Lennox Road South, this beautifully presented apartment enjoys an enviable position opposite Southsea Common, with all the amenities of central Southsea within easy walking distance. Offered for sale with no onward chain, the property combines stylish contemporary interiors with an abundance of charming period features, including high ceilings, elegant ceiling roses, and decorative coving. Accessed via its own private entrance, the apartment opens into a spacious hallway providing access to all principal rooms. The accommodation comprises two well-proportioned bedrooms, a modern bathroom, a fitted kitchen, and a bright, airy living room featuring a bay window with delightful views across Southsea Common. A particular highlight of this home is the off-road parking to the rear, a sought-after feature that is rarely available in such a prime Southsea location. An early inspection is recommended to avoid disappointment.



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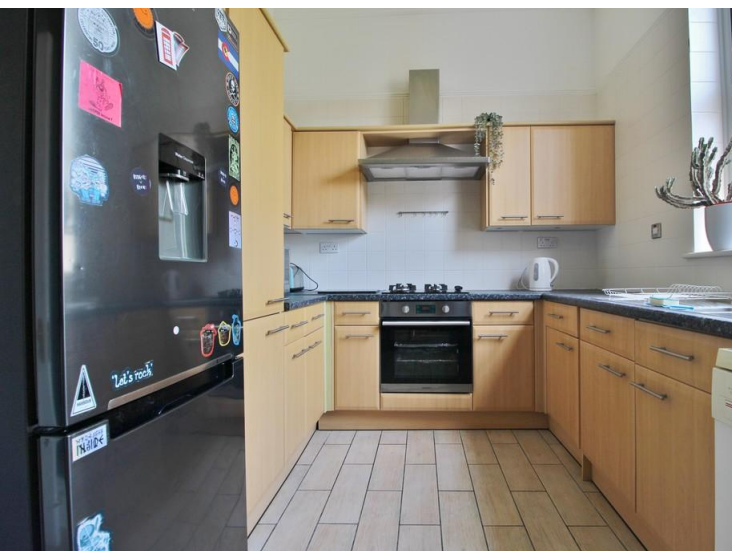
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ENTRANCE

Double glazed door to:-

FOYER

Stairs up to front door.

HALLWAY

Parquet flooring, doors to all rooms, period dado rail, coving, corbels and high skirting boards.

LOUNGE

21' 4" into bay x 15' 9" (6.52m x 4.81m)

Double glazed sash window to front elevation, carpeted, contemporary radiators, period feature fireplace, picture rail, coving and ceiling rose.

BEDROOM TWO

6' 7" x 16' 5" (2.01m x 5.01m)

Double glazed window to side elevation, radiator, carpeted, period picture rail.

BEDROOM ONE

9' 8" x 16' 5" (2.96m x 5.01m)

Double glazed window to rear elevation, carpeted, radiator, period picture rail and coving.

BATHROOM

5' 11" x 8' 3" (1.81m x 2.52m)

Panel enclosed bath with central tap and shower attachment, wall mounted wash basin, close coupled WC, radiator, tiled throughout, period picture rail and coving, double glazed window to side elevation.

KITCHEN

8' 7" x 11' 5" (2.62m x 3.49m)

Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, one and a half bowl stainless steel sink and drainer unit, electric oven, gas hob with extractor hood over, spaces for washing machine and dishwasher, space for fridge/freezer, wall mounted boiler, tiled to principal areas and tiled flooring, double glazed window to rear elevation.

PARKING

One allocated space to rear of the building.

AGENTS NOTE:

COUNCIL TAX

Band B.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



LEASE INFORMATION:



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

Tenure: Leasehold

Landlord/Managing Agent: Dack

Balance of Lease: TBC

Ground Rent Charges: £130 per annum

Ground Rent Review Period: TBC

Maintenance/Service Charges: £1200 per annum

Maintenance /Service Charges Review Period: Building is right to manage

Building Insurance: Included in Maintenance/Service Charge

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

HALL FLOOR



While 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.

OFFICE ADDRESS

1 Marmion Road, Southsea, Hampshire,
PO5 2DT

OFFICE DETAILS

023 9236 1111
southsea@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