

2B GROVE ROAD SOUTH,
SOUTHSEA,
PO5 3QT



£150,000 Leasehold

ONE BEDROOM FLAT IN CENTRAL SOUTHSEA! Situated along Grove Road South, this one bedroom flat is located in Central Southsea, a desirable location to enjoy that all Southsea has to offer. Offered to the market with no chain, the accommodation of this lovely home briefly comprises; entrance hall, spacious landing with skylight window, double bedroom, contemporary bathroom and open plan kitchen/living room with westerly aspect sash windows overlooking St. Jude's Church. Additional benefits include gas central heating and double glazing. With Southsea Common and the seafront only a short stroll away, we feel this would make an ideal investment purchase or first time buy due to its location and presentation. For further details or to arrange your internal viewing, please call the Southsea office.



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COMMUNAL ENTRANCE

COMMUNAL HALL

Stairs to first floor, doors to all flats.

HALL

Stairs to top floor landing, carpet throughout.

LANDING

Doors to all rooms, skylight window, storage cupboard.

BEDROOM

14' 1" x 12' 9" (4.3m x 3.9m)

Double glazed windows to rear elevation, carpet throughout, radiators, storage cupboard.

BATHROOM

5' 10" x 6' 10" (1.8m x 2.1m)

Fitted bathroom suite comprising panel enclosed bath, vanity unit incorporating hand basin and concealed WC, towel rail radiator, tiled to principal areas.

KITCHEN/LIVING ROOM

16' 8" x 15' 1" (5.1m x 4.6m)

Fitted kitchen comprising a range of wall and base level units incorporating roll top work surfaces, stainless steel sink and drainer unit, gas hob with extractor over, electric oven, space for fridge/freezer, radiators, vinyl flooring in kitchen area, carpet in living area, double glazed windows to front elevation.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(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		



LEASE INFORMATION:



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

Tenure: Leasehold

Landlord/Managing Agent: Grove Road South Ltd

Balance of Lease: 113 years remaining.

Ground Rent Charges: £150 per annum.

Ground Rent Review Period: Next Review 2040.

Maintenance/Service Charges: £327 per annum.

Maintenance /Service Charges Review Period: Yearly Review.

Building Insurance: £295 per annum.

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



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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