

**FLAT 3 LUKE COURT
KIPLING ROAD,
PORTSMOUTH, PO2 9NQ**



Offers in excess of £155,000 Leasehold

ALLOCATED PARKING! Jeffries & Dibbens are delighted to offer for sale this two double bedroom, top floor flat located in Kipling Road, Hilsea. Accommodation comprises a 15ft reception room, a family bathroom, a fitted kitchen and a two double bedrooms. Additional benefits include gas central heating, double glazing throughout and an intercom system. Externally, the property has communal bin storage and visitor parking. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today! 02392 661 662



COMMUNAL ENTRANCE

Hardwood front door to hallway.

HALLWAY

Doors to bedroom one, bedroom two, kitchen, reception room and bathroom, integral storage, radiator, laminate flooring.

BEDROOM ONE

15' 3" max x 8' 9" max (4.65m x 2.67m)
PVC double glazed window to rear aspect, radiator, laminate flooring.

BEDROOM TWO

15' 4" max x 7' 10" max (4.67m x 2.39m)
PVC double glazed window to rear aspect, laminate flooring, radiator.

KITCHEN

9 narrowing to 5'8" x 9' 9" narrowing to 6'7" (2.74m x 2.97m)
Obscure PVC double glazed window to front aspect, range of wall and base units, gas cooker point, overhead extractor fan roll top work surfaces, stainless steel sink with mixer tap and drainer unit, space for fridge/freezer, plumbing for washing machine, wall mounted combination boiler, tiled splash back, open to larder.

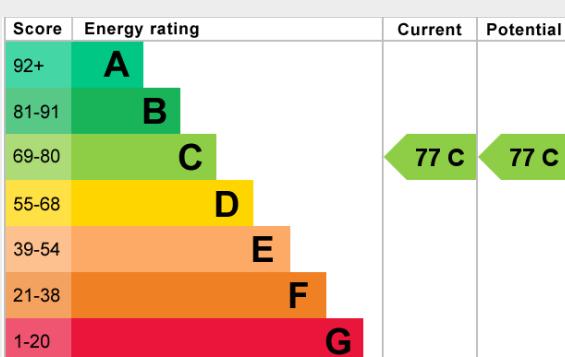
BATHROOM

Spot lighting, close coupled WC, towel rail, bath with shower, tiled to principal areas, pedestal wash basin, smart mirror, loft hatch.

RECEPTION ROOM

15' 4" x 9' 8" (4.67m x 2.95m)
PVC double glazed sliding doors to Juliet balcony, laminate flooring, double radiator.

COUNCIL TAX BAND - A





LEASE INFORMATION:



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

Tenure: Leasehold

Landlord/Managing Agent: Hyde Housing Association

Balance of Lease: 163 years (lease ends 2188)

Maintenance/Service Charges: £220.11 per month

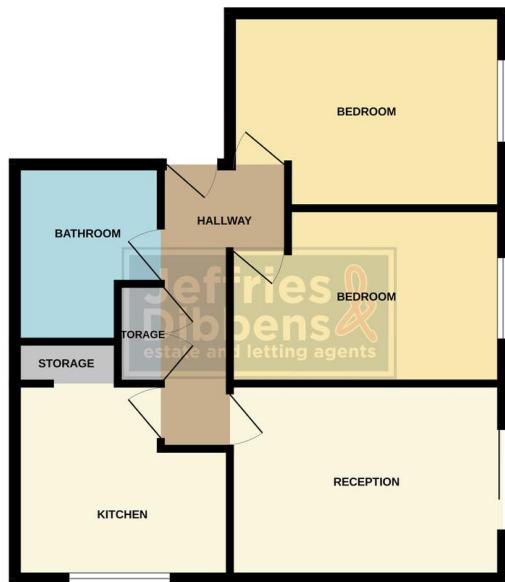
Maintenance /Service Charges Review Period: Annually

Building Insurance Charges: Included in service charges

Pet Restrictions: Caged animals yes, dogs and cats require freeholder consent

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

TOP FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The floorplan is for guidance only and is not to scale. Prospective purchasers should satisfy themselves as to the suitability of the property for their particular needs. The services, systems and appliances shown have not been tested and no guarantee is given. Made with Metrix 2025

OFFICE ADDRESS

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OFFICE DETAILS

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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