

bushnell porter



Lawrence Road Upper Flat Southsea PO5 1NU



- First floor flat
- Easterly facing front aspect lounge
- Bedroom plus study room
- Side aspect wood effect kitchen
- W.C plus two piece bathroom
- Double glazing
- Gas central heating
- Close to Fratton Station
- No forward - chain extended lease



Independent Estate Agents

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Other Offices in Hampshire



A one bedroom plus study room first floor flat with gas heating and double glazing, close to Fratton Station and being sold with no forward chain and extended lease.

COMMUNAL ENTRANCE HALL leading to owners front door.

OWNERS ENTRANCE HALL with stairs rising to first floor galleried landing with tongue and grooved panelling and wooden dado rail.

FIRST FLOOR GALLERIED LANDING with wooden banister, carved spindles and newel post, wood laminate effect flooring throughout landing leading through to lounge, single panelled radiator, period style dado rail and picture rail, plain plastered ceiling, access to roof space.

LOUNGE/DINING ROOM 14'8 narrowing to 13'5 x 12' plus front aspect double glazed bay window, wood laminate effect flooring through lounge/dining room, central chimney breast with wood fire surround, tiled hearth, two double panelled radiators, television point, telephone point, period style natural wood built-in storage cupboard with panelled doors, period style picture rail, plain plastered ceiling.

BEDROOM 1 11'10 x 8'8 narrowing to 7'6 rear aspect room via double glazed window, double panelled radiator, built-in period style wardrobe with panelled doors and storage drawers under, period style picture rail, plain plastered ceiling.

SEPARATE W.C comprising of low level suite, double glazed window, single panelled radiator, wood laminate effect flooring, period style picture rail, plain plastered ceiling.

KITCHEN 10'9 x 9'2 side aspect room via double glazed window, kitchen comprising of wood grain effect units, one and a half bowl single drainer stainless steel inset sink unit with chrome monobloc mixer tap over, wood block effect roll edged work surfaces with white tiled splashback, range of storage cupboards and drawers under, space for washing machine, space for dishwasher, space for freestanding fridge/freezer, space for cooker, single panelled radiator, wall mounted boiler, period style panelled doors leading to bathroom and study room, period style picture rail, plain plastered ceiling.

STUDY ROOM 10'2 x 4'5 plus entrance recess, double panelled radiator, period style dado rail and picture rail, rear aspect double glazed window, plain plastered ceiling.

BATHROOM comprising of panel enclosed bath with splash back surround, chrome bath/shower mixer over, pedestal wash hand basin with chrome monobloc mixer tap with pop-up waste, tiled splashback, rear aspect frosted double glazed window, double panelled radiator, Vinyl flooring, period style picture rail, inset ceiling spotlights.

PARKING PERMIT ZONE - MB- Annual Fees apply, for current rates see Portsmouth City Council link - <https://www.portsmouth.gov.uk/services/parking-roads-and-travel/parking/resident-parking-permits/>

COUNCIL TAX – Portsmouth City Council – Band A – £1,527.80 (2026/2027)

LEASEHOLD – YOU ARE ADVISED TO HAVE THE INFORMATION REGARDING LEASE LENGTH ETC. VERIFIED BY YOUR LEGAL ADVISOR.

Lease length – 189 years from 23/09/1988

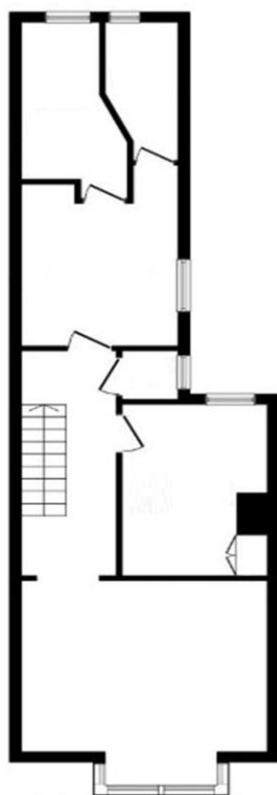
Maintenance charges – Approx £1,738.00 per annum

Ground rent – £200.00 until 22/09/2038

BROADBAND/MOBILE SUPPLY CHECK – online at 'Ofcom checker' OR via the following link - <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

SCAN QR CODE FOR DIRECT ACCESS TO ALL OUR PROPERTIES





The Floor Plan is For Guidance Only And is Not To Scale

PLEASE BE AWARE THAT UNDER THE NEW REGULATIONS ON MONEY LAUNDERING, WE NOW REQUIRE PROOF OF ID AND CURRENT ADDRESS BEFORE A SALE CAN BE AGREED AND SOLICITORS INSTRUCTED. We are obliged to inform you that we intend offering to prospective purchasers financial assistance, assurance, insurance and estate agency services together with any other special offers which may be available from time to time from which we may receive additional commission or introductory fees. The information in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. Any photographs used are reproduced for general information and it must not be inferred that any item is included for sale with the property. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property that is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyors report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale. All details, descriptions, measurements, photographs and anything produced by Bushnell Porter with regard to the marketing of the property remains their copyright at all times and must not be reproduced, copied or shared in any way shape or form. **The taking of unsolicited photographs, video recording and smart glasses recordings are strictly prohibited and deemed to be in breach of Data Protection Regulations unless strict permission has been granted by the vendor or any of their representatives including Bushnell Porter Ltd of any member of their staff.** These particulars are believed to be correct but their accuracy is not guaranteed, nor do they constitute an offer or contract.

REF: TK/SC/051026/4891



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

