

**FLAT 2**  
**8 VICTORIA ROAD SOUTH, SOUTHSEA,**  
**HAMPSHIRE, PO5 2BZ**



**£125,000** Leasehold

CHARMING ONE-BEDROOM APARTMENT WITH PRIVATE GARDEN & NO ONWARD CHAIN! Nestled in a characterful Victorian-style building at the junction of Victoria Road South and Stafford Road, this well-presented apartment offers a fantastic opportunity in the heart of Southsea. With an abundance of local amenities within walking distance, including the vibrant bars and restaurants of Albert Road, shopping facilities on Palmerston Road, and the picturesque seafront - this location is hard to beat. The property itself features an entrance lobby, a shower room, a bright lounge with two windows allowing plenty of natural light, a vaulted ceiling kitchen, and a double bedroom. With its prime location and private garden, this home is ideal for both owner-occupiers and investors alike. For more information or to arrange a viewing, contact our Southsea branch on Marmion Road today!



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## COMMUNAL ENTRANCE

Security entry phone, door to:-

## COMMUNAL HALL

Door to Flat 2.

## ENTRANCE LOBBY

4' 7" x 3' 2" (1.40m x 0.97m)

Security entry phone, doors to lounge and shower room, carpeted flooring.

## SHOWER ROOM

4' 3" x 7' 5" (1.31m x 2.28m)

Comprising shower cubicle with thermostatic mixer shower, close coupled WC, pedestal mounted wash basin, extractor fan, shaver point, radiator, part panelled walls and vinyl flooring.

## LOUNGE

12' 0" x 11' 1" (3.67m x 3.38m)

Two windows to front elevation overlooking garden (one sash), radiator, carpeted flooring, through to:-

## KITCHEN

8' 5" x 11' 6" (2.59m x 3.51m)

Double glazed Skylight to rear elevation, fitted kitchen with vaulted ceiling comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit with mixer tap, space and plumbing for washing machine, new built-in oven, new fitted halogen hob, wall mounted combination boiler, tiling to principal areas and vinyl flooring, two built-in storage cupboards, door to:-

## BEDROOM

9' 3" x 11' 7" (2.83m x 3.55m)

Two sash windows to front elevation overlooking garden, radiator, carpeted flooring.

## GARDEN

Enclosed by brick walls and wooden fencing, laid to tile paving with mature shrub border, accessed externally.

## AGENTS NOTE:

## COUNCIL TAX

Band A.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	75
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		





# LEASE INFORMATION:



As of 28<sup>th</sup> March 2025, the vendor has informed us that the lease details are as follows:-

**Tenure:** Leasehold

**Landlord/Managing Agent:** Dack

**Balance of Lease:** 88 Years Remaining

**Ground Rent Charges:** £144 per annum

**Ground Rent Review Period:** TBC

**Maintenance/Service Charges:** £818.75 half yearly £1637.50 per annum

**Maintenance /Service Charges Review Period:** Annually

**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.

## GROUND FLOOR



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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## OFFICE ADDRESS

1 Marmion Road, Southsea, Hampshire,  
PO5 2DT

## OFFICE DETAILS

023 9236 1111  
southsea@jeffries.co.uk  
www.jdea.co.uk

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