



JUSTFLATS

2 PARK VIEW APARTMENTS
18-19 HAMPSHIRE TERRACE,
PORTSMOUTH,
PO1 2PZ



£139,995 Leasehold

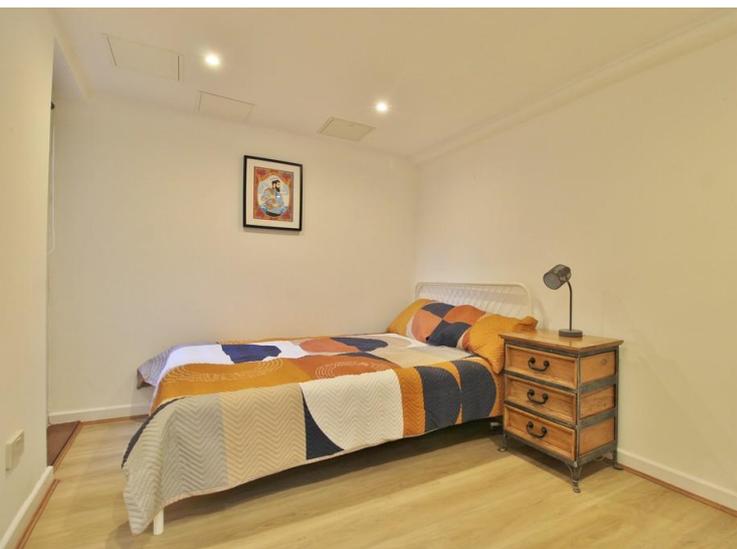
RENOVATED TWO BEDROOM FLAT WITH NO FORWARD CHAIN! This two bedroom flat is located along Hampshire Terrace, just a short distance to Portsmouth University and the popular Gunwharf Quays development. The accommodation, which has been recently renovated, briefly comprises; an open plan kitchen/living room, two bedrooms and a lovely shower room. Offered to the market with no forward chain and gas central heating, we feel this would make an ideal purchase for a home owner or investment purchaser. Viewings can be arranged by contacting the Southsea branch at your earliest opportunity.

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ENTRANCE

Steps down to front door, double glazed front door to:-

LOUNGE/KITCHEN

16' 1" x 14' 2" (4.92m x 4.33m)
 Newly fitted kitchen comprising a range of wall and base level units incorporating roll top work surfaces, one and a half bowl sink and drainer unit, space and plumbing for washing machine, electric oven, electric hob with extractor hood over, space for fridge/freezer, vinyl flooring, radiator, window to front elevation, breakfast bar, wall mounted combination boiler, door to:-

INNER HALL

Vinyl flooring, doors to all rooms.

BEDROOM ONE

8' 0" x 11' 6" (2.44m x 3.51m)
 Double glazed door leading to communal garden, vinyl flooring, radiator.

SHOWER ROOM

3' 5" x 6' 8" (1.06m x 2.04m)
 Walk-in shower cubicle with thermostatic shower over, wall mounted hand basin with mixer tap, concealed cistern WC, vinyl flooring.

BEDROOM TWO

6' 6" x 9' 6" (2.00m x 2.92m)
 Double glazed window to side elevation, vinyl flooring, radiator.

AGENTS NOTE:

COUNCIL TAX

Band B.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	77
(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 07/10/2025, the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold.

Landlord/Managing Agent: Parkfords.

Balance of Lease: 103 years remaining.

Ground Rent Charges: £1.00 per annum.

Ground Rent Review Period: N/A

Maintenance/Service Charges: £2756.00 per annum.

Maintenance /Service Charges Review Period: TBC.

Building Insurance: £630 per annum.

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

LOWER 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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