

7 MONTGOMERIE MEWS  
82 MONTGOMERIE ROAD,  
SOUTHSEA, PO5 1AR



**£150,000** Leasehold

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to welcome this two bedroom second floor flat located in the ever-popular Montgomerie Road, Southsea. The accommodation comprises two bedrooms, 13ft lounge/diner, 10ft kitchen and a bathroom. Additional benefits include gas central heating, double glazing and no forward chain. We highly advise an internal viewing at your earliest possible opportunity, and this can be arranged by calling the Southsea branch along Marmion Road.



### COMMUNAL ENTRANCE

Security intercom entry system, communal door to:-

### COMMUNAL HALL

Security intercom entry system, communal door to:-

### ENTRANCE HALL

Radiator, doors to all rooms, cupboard housing electric meters.

### BEDROOM ONE

12' 10" x 10' 0" (3.92m x 3.07m)

Double glazed window to front elevation, radiator, carpet.

### BEDROOM TWO

8' 4" x 7' 0" (2.55m x 2.15m)

Double glazed window to front elevation, radiator, carpet .

### LOUNGE/DINER

13' 3" x 9' 1" (4.05m x 2.77m)

Double glazed window to front elevation, radiator, carpet.



### KITCHEN

10' 6" x 5' 8" (3.21m x 1.74m)

Range of wall and base units, roll top work surfaces, stainless steel sink with mixer tap and drainer unit, space and plumbing for washing machine, space for fridge & freezer, integrated oven with gas hob and extractor fan, wall mounted combination boiler, tiled to principal areas, extractor fan.

### BATHROOM

6' 5" x 6' 1" (1.96m x 1.86m)


Close coupled W.C, panelled bath with shower attachment, pedestal wash basin with mixer tap, tiled to principal areas, extractor fan.



### AGENTS NOTE:

### COUNCIL TAX

Band A.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	80
(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 March 2026, the vendor has informed us that the lease details are as follows:-

**Tenure:** Leasehold

**Landlord/Managing Agent:** SSP Property Ltd.

**Balance of Lease:** 104 years remaining.

**Ground Rent Charges:** £250 per annum.

**Ground Rent Review Period:** Every 25 years.

**Maintenance/Service Charges:** TBC

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

**Building Insurance:**

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

## SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors 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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