

75 GREEN FARM GARDENS, PORTSMOUTH, PO3 5QN



£210,000 Leasehold

ALLOCATED PARKING! Jeffries & Dibbens are pleased to bring to the market this one bedroom, ground floor flat located in Green Farm Gardens, Hilsea. The accommodation on offer comprises two reception rooms, an 8ft fitted kitchen, a fitted bathroom, plus a 12ft bedroom. Additional benefits include double glazing, electric heating and a private entrance. The property also boasts a 31ft x 29ft south facing rear garden with side pedestrian access and a brick built shed with power & light, plus an allocated parking space for one vehicle. Contact our Portsmouth branch to arrange your viewing, open late! 02392 661 662



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 74 C |
| 55-68 | D | 63 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

OBSCURE PVC DOUBLE GLAZED FRONT DOOR TO:

INNER PORCH

Cupboard housing fuse board, laminate wood flooring, door to:

RECEPTION ROOM TWO

9' 4" x 8' 8" (2.84m x 2.64m)

PVC double glazed window to front aspect, electric storage heater, laminate wood flooring, (previously bedroom two) opening up to:

HALLWAY

Cupboard housing hot water tank, built-in storage cupboard approx. 8' deep, laminate wood flooring, door to bathroom, door to bedroom one and reception room one.

BATHROOM

Obscure PVC double glazed window to side aspect, three piece bathroom suit comprising tile enclosed bath, close coupled WC, pedestal wash hand basin, electric stainless steel radiator, tiled to principle areas, laminate wood flooring.

BEDROOM

12' 1" x 9' 2" (3.68m x 2.79m)

PVC double glazed window to front aspect, electric wall heater, inset spotlighting, built-in wardrobe.

RECEPTION ROOM ONE

14' 3" x 11' (4.34m x 3.35m)

PVC double glazed window to rear aspect, PVC double glazed door to rear garden, electric storage heater, feature pebble effect electric fire with feature surround and hearth, laminate wood flooring, built-in storage cupboard and display unit, door to kitchen.

KITCHEN

8' 7" x 7' 9" (2.62m x 2.36m)

PVC double glazed window to rear aspect, range of wall and base units with roll-top work-surfaces with tiled splash-backs, one and a half coloured sink with drainer and mixer tap, fitted Halogen gas hob and extractor fan over, eye level electric oven, integrated fridge and freezer, dishwasher, plumbing for washing machine, laminate wood flooring.

OUTSIDE

REAR GARDEN

31' 7" x 29' 3" (9.63m x 8.92m)

South facing, laid to lawn and paving, flower and shrub borders, oriental stone borders, pedestrian access, outside tap, external power point, brick built shed.

BRICK BUILT SHED

10' 11" x 7' 8" (3.33m x 2.34m)

Power and lighting, double glazed window to rear and side aspect, potential to be used as an office/studio.

ALLOCATED PARKING SPACE

For one vehicle, numbered and located to the side of the property.

COUNCIL TAX

Band B



LEASE INFORMATION:



As of May 2026, the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold

Landlord/Managing Agent: Roger Morgan

Balance of Lease: 84 Years

Ground Rent Charges: £50 per Annum

Maintenance/Service Charges: Split 50/50 as and when required

Building Insurance: 50% contribution

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

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used in conjunction with any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given. Made with floorplan 10/20

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OFFICE DETAILS

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