



Flat 1 Stephen Lodge, 10-12 Kent Road, Southsea, Hampshire, PO5 3EW

TOWN & COUNTRY
SOUTHERN

- A Ground Floor Purpose Built Apartment
- Two Double Bedrooms
- Fitted Kitchen, Bathroom
- Two Reception Rooms access to Communal Garden
- Close to Amenities, Shops & Commutable Road Links
- No Forward Chain
- Viewing Recommended by Appointment Only
- Council Tax Band B - Portsmouth City Council
- £195,000 Leaseholed with Freehold Share

PROPERTY SUMMARY

A two-bedroom apartment, providing approximately 689 sq ft of accommodation and comprises: hallway, fitted kitchen, bathroom, two good-sized bedrooms, lounge and dining room with door opening directly onto the communal gardens, creating a pleasant indoor-outdoor living space. Further benefits include gas-fired central heating, double glazing, and the advantage of no forward chain, making this an ideal purchase for first-time buyers, downsizers, or investors alike. Stephen Lodge enjoys an excellent central location, with the shops, cafés, and amenities of Palmerston Road within easy walking distance. Southsea's Victorian seafront, a wide selection of pubs and restaurants, and the popular Gunwharf Quays retail and leisure destination are all close by. The property also offers convenient access to major road links for commuters travelling outside the city. Early viewing is strongly recommended to fully appreciate both the accommodation and the prime Southsea location on offer.

ENTRANCE

From Nightingale Road is a brick retaining wall with pedestrian access with hedges to either side leading to:



COVERED ENTRANCE

Allocated storage cupboards, bin store, to the rear is access to allocated garaging, main communal front door with entry phone system leading to:

COMMUNAL HALLWAY

Staircase rising to all floors.

FLAT 1

Main front door leading directly into:

LIVING ROOM

14' 10" x 12' 2" (4.52m x 3.71m) Double glazed full height windows to front aspect overlooking communal garden, radiator, ceiling coving, wood laminate flooring, door to:

DINING ROOM

12' 3" x 8' 0" (3.73m x 2.44m) Wood laminate flooring, radiator, door and double glazed window to front aspect leading to communal garden, ceiling coving.

KITCHEN

9' 2" x 7' 8" (2.79m x 2.34m) Comprehensive range of white fronted wall and floor units with roll top work surface, inset four ring electric hob with oven under, extractor hood, fan and light over, chrome splashback, range of storage cupboards with T bar handles, range of drawer units, double glazed window to rear aspect, single drainer stainless steel sink unit with mixer tap and cupboard under, washing machine point, wall mounted Worcester boiler supplying domestic hot water and central heating (not tested), vinyl flooring, ceiling coving.

INNER HALLWAY

Narrow built-in cupboard.

BATHROOM

White suite comprising: panelled bath with separate shower over, extractor fan, double glazed window to rear aspect, close coupled w.c., pedestal wash hand basin with mixer tap, vinyl flooring, chrome heated towel rail.

BEDROOM 2

10' 10" x 10' 0" (3.3m x 3.05m) Double glazed window to rear aspect, radiator, ceiling coving.

BEDROOM 1

12' 6" x 11' 0" (3.81m x 3.35m) Double glazed window to front aspect overlooking communal garden with radiator under, ceiling coving.

SERVICE CHARGE

£669.78 half yearly charge January – June / July - December

TENURE

Leasehold - 999 years - 936 year remaining – Share of Freehold

PARKING

Non-allocated spaces are available on a first come - first served basis

AGENTS NOTES

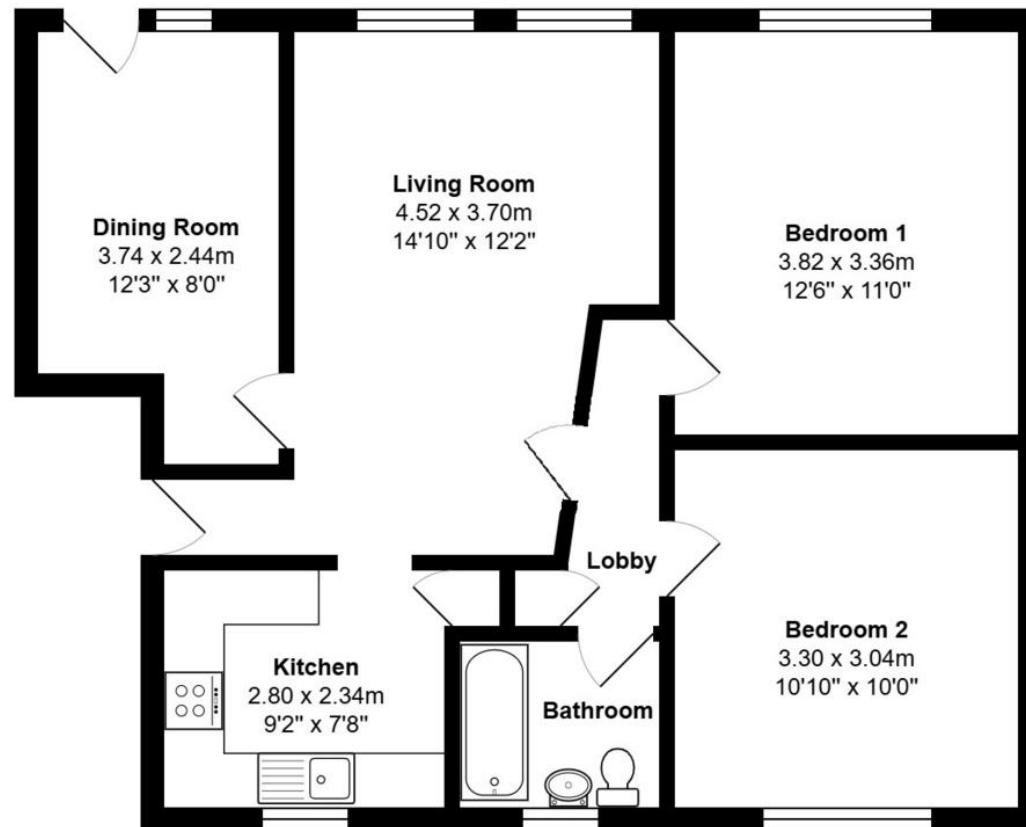
Council Tax Band B – Portsmouth City Council

Broadband – ADSL/FTTC Fibre Checker (openreach.com)

Flood Risk – Refer to - (GOV.UK (check-long-term-flood-risk.service.gov.uk))

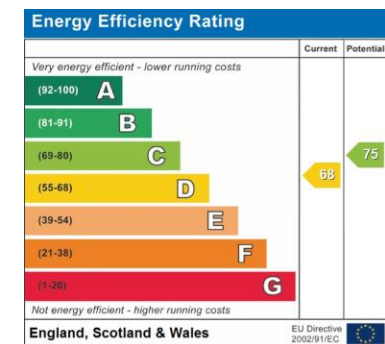
AML Checks - By Law and in compliance with HMRC regulations, all agents are required to carry out Anti-Money Laundering (AML) checks on any buyer(s) who submit a successful offer. A non-refundable administration fee of £60 inc. VAT to cover these costs is payable by the buyer(s) before the sales transaction can be progressed.





Total Area: 64.0 m² ... 689 ft²

All measurements are approximate and for display purposes only



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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