Jeffries & Dibbens
estate and letting agents

JUSTFLATS

243 DEVONSHIRE AVENUE, SOUTHSEA, PO4 9EE



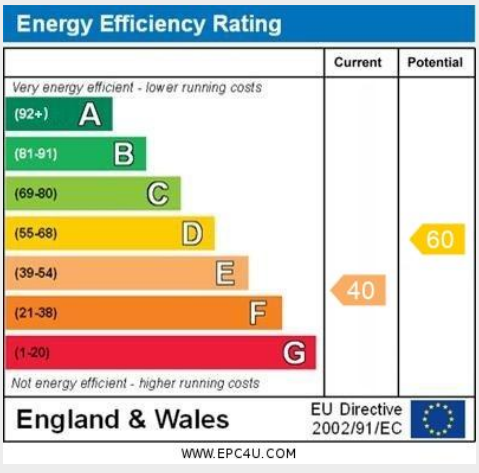
£140,000 Leasehold

TWO BEDROOM APARTMENT WITH EXTENDED LEASE! A second floor apartment which is located within a purpose-built block along Devonshire Avenue, Southsea, just moments walk away from Eastney Road shopping area and Bransbury Park. Offered to the market with no forward chain, the property requires modernisation throughout and offers a blank canvas for a purchaser. The accommodation briefly comprises; two bedrooms, shower room with walk-in shower, bright and airy living room and a southerly aspect kitchen. A real benefit for the property is that the lease will be extended upon completion. Double glazing and electric heating complete the appeal for the property. Please call the Marmion Road branch to arrange your viewing.









COMMUNAL ENTRANCE
Security intercom system, stairs to all floors, door to Flat 243.

HALLWAY
Doors to all rooms.

BEDROOM ONE
9' 11" x 12' 2" (3.03m x 3.71m)
Double glazed window to rear elevation.

BEDROOM TWO
10' 9" x 8' 11" (3.28m x 2.74m)
Double glazed window to front elevation.

SHOWER ROOM
6' 2" x 6' 8" (1.89m x 2.04m)
Walk-in shower cubicle with electric shower, low level WC, pedestal mounted wash basin, tiled to principal areas and vinyl flooring.

LIVING ROOM
15' 2" x 11' 7" (4.64m x 3.55m)
Double glazed window to side elevation, sliding door to:-

KITCHEN
9' 3" x 8' 0" (2.84m x 2.44m)
Fitted kitchen comprising a range of wall and base level units incorporating stainless steel sink and drainer units, space and plumbing for washing machine, space for freestanding cooker, cupboard housing hot water cylinder, vinyl flooring, double glazed window to front elevation.

AGENTS NOTE:

COUNCIL TAX
Band A.





LEASE INFORMATION:

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

Tenure: Leasehold

Landlord/Managing Agent: Cosgroves

Balance of Lease: We have been advised by the seller's solicitor that a lease extension will happen upon completion adding an additional 90 years to the remaining 41 year lease term.

Ground Rent Charges: Peppercorn

Ground Rent Review Period: TBC

Maintenance/Service Charges: £1,400 per annum (£700 per half yearly.

Maintenance /Service Charges Review Period: TBC

Building Insurance: Included within service charge.

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, 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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