



Doyle Court, London Road, Hilsea
Portsmouth, PO2 9HP

Two-Bedroom 2nd Floor Apartment with Garage

Asking Price Of
£170,000

Property Features

- Spacious 2 Bedroom Second Floor Flat
- 2 Double Bedrooms
- Gas Central Heating
- Modern Kitchen
- Easy Access to Bus Routes and train links
- Garage
- Close to Amenities
- Off Road - Residents Parking
- Ideal First Time Buyer or Investment Property
- End Of Chain

OVERVIEW

Situated in the popular area of Hilsea, Portsmouth, this property is ideally placed for a wide range of everyday amenities and excellent transport links.

Local shops, schools and the wider shopping facilities around London Road and Cosham are all within easy reach, while Queen Alexandra Hospital is also accessible by regular bus services, making this a particularly convenient location for hospital staff and visitors.

For those who enjoy the outdoors, Hilsea Lines is a fantastic local green space, offering extensive areas of woodland, open grassland and walking routes, as well as opportunities to enjoy the local wildlife. Hilsea Lido and the surrounding recreational areas provide further options for leisure and relaxation.

Transport links are another major benefit, with Hilsea railway station close by, providing regular services towards Portsmouth, Havant and beyond. There are also frequent bus services connecting the area with Portsmouth city centre, Southsea, Cosham, Havant and Queen Alexandra Hospital.

With its combination of local amenities, green open spaces and convenient transport connections, Hilsea is a well-connected and practical location for both commuters and those looking to enjoy all that Portsmouth has to offer.



DESCRIPTION

Step inside this spacious apartment and you are immediately welcomed by a bright hallway, providing access to all rooms and creating a lovely sense of flow throughout the property.

The generous living room is a real highlight, offering a light and airy space with plenty of room to relax, entertain and dine. A feature fireplace with electric fire adds a cosy focal point, while the large windows allow plenty of natural light into the room.

The fitted kitchen is well equipped with a range of white wall and floor units, contrasting worktops, integrated double oven, hob and extractor, with additional space for other appliances.

There are two well-proportioned bedrooms, with the spacious main bedroom benefiting from a large front-facing window and the second bedroom overlooking the rear. Both rooms enjoy plenty of natural light.

The bright bathroom features a bath with shower over, vanity unit and large opaque window, creating a pleasant and practical space.

The apartment also benefits from useful additional storage and residents' off-road parking to the front of the building.

A further benefit is the private garage, offering excellent versatility and additional storage. It could be used to house a car or motorbike, or simply provide valuable extra storage space.

Overall, this is a spacious and practical two-bedroom apartment, offering generous living accommodation, good-sized bedrooms, plenty of natural light, residents' parking and the added benefit of a private garage, making it an excellent choice for first-time buyers, downsizers or investors.

ROOM MEASUREMENTS

HALLWAY - 12' 3" x 4' 7" (3.73m x 1.4m)

MAIN BEDROOM - 13' 5" x 10' 10" (4.09m x 3.3m)

BEDROOM TWO - 13' 5" x 7' 11" (4.09m x 2.41m)

KITCHEN - 10' 5" x 6' 10" (3.18m x 2.08m)

LIVING ROOM - 13' 6" x 11' 5" (4.11m x 3.48m)

BATHROOM - 7' 10" x 4' 11" (2.39m x 1.5m)



PARKING

There is Residents off road Parking at the front of the property.

Garage to the rear via an access road.

MATERIAL INFORMATION

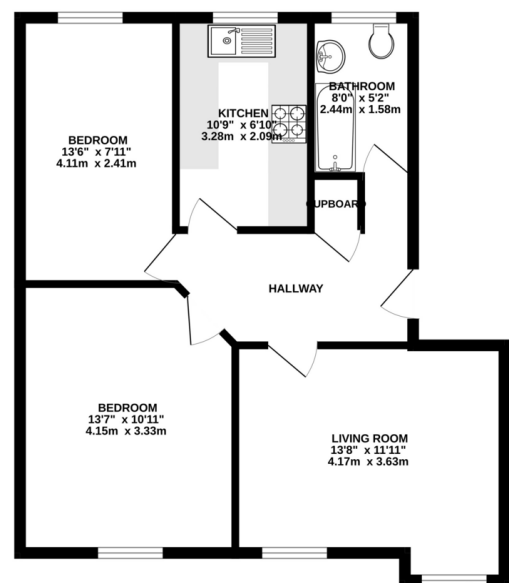
- Price (£) - 170,000
- Tenure - Leasehold
- Length of lease (years remaining) – 995
- Annual service charge amount (£) .1268.45
- Service Charge Reviewed Annually
- * Annual Ground Rent - N/A
- Council tax band (England, Wales and Scotland) - Band B
- 100% of the ownership of the apartment being sold
- Mains Water Supply
- Mains Electricity
- Heating - Gas Central Heating
- Broadband - Fibre available
- Parking- Garage and residents parking
- Mobile Signal/Coverage- ADSL Fibre Checker (openreach.com)
- Building Safety-No issues
- Restrictions- Subject To Lease and Covenants
- Flooding – Refer to (GOV.UK (check-long-term-flood-risk.service.gov.uk))

VIEWING THROUGH MARINA & HAMPSHIRE LIFE HOMES

All measurements quoted are approximate and are for general guidance only. The fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. These particulars are believed to be correct, but their accuracy is not guaranteed and therefore they do not constitute an offer or contract.



GROUND FLOOR
597 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA: 597 sq.ft. (55.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, inlets 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

11 The Boardwalk, Port
Solent, Portsmouth,
Hampshire, PO6 4TP

www.hampshirelifehomes.co.uk
info@marinalifehomes.co.uk
02392 373 446