

85A NEW ROAD, PORTSMOUTH, PO2 7QN



£145,000 Leasehold

44FT GARDEN & SHARE OF FREEHOLD! Jeffries & Dibbens are delighted to bring to the market this two bedroom first floor flat located on New Road. The accommodation comprises a 14ft reception room, an 11ft fitted kitchen, a fitted bathroom and two bedrooms. Externally, the property benefits from a generous 44ft rear garden. Additional benefits include double glazing, gas central heating and a share of the freehold. For further information or to arrange a viewing, please contact Jeffries & Dibbens Portsmouth today on 02392 661 662.



jdea.co.uk

f @JeffriesAndDibbens



JeffriesDibbens



@JeffriesAndDibbens



EPC TO FOLLOW

PRIVATE ENTRANCE

UPVC OBSCURE DOUBLE GLAZED FRONT DOOR

LOBBY

Stairs to first floor landing.

LANDING

Radiator, doors to reception room, bathroom, bedrooms one and two, open to kitchen.

BEDROOM ONE

10' 02" x 08' 10" (3.1m x 2.69m)

PVC double glazed window to rear aspect, radiator, obscure PVC double glazed door to garden.

BEDROOM TWO

11' 07" x 06' 00" (3.53m x 1.83m)

PVC double glazed window to side aspect, radiator, cupboard housing wall mounted combination boiler.

BATHROOM

Obscure PVC double glazed window to side aspect, radiator, panelled bath with mains powered shower, pedestal wash basin with hot and cold tap, close coupled WC, extractor fan, riled to principle areas.

KITCHEN

11' 10" x 07' 09" (3.61m x 2.36m)

PVC double glazed window to rear aspect, radiator, range of wall and base units, roll top work surfaces, stainless steel sink with drainer unit, space for fridge/freezer, space for plumbing for washing machine, space for tumble dryer, space for cooker, overhead extractor fan, tiled to principle areas.

RECEPTION ROOM

13' 03" x 14' 03" (4.04m x 4.34m)

PVC double glazed bay window to front aspect, radiator.

GARDEN

44' 08" x 14' 07" (13.61m x 4.44m)

Stairs down to garden, mainly grass to patio.

COUNCIL TAX BAND - A



LEASE INFORMATION:



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

Tenure: Share Of Freehold

Balance of Lease: 93 Years Remaining

Ground Rent Charges: £50 Per Annum

Maintenance/Service Charges: 50/50 Maintenance Cost As And When Required

Maintenance /Service Charges Review Period: N/A

Building Insurance: £360 Per Annum

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



OFFICE ADDRESS

112/114 London Road, Portsmouth,
Hampshire, PO2 0LZ

OFFICE DETAILS

023 9266 1662
portsmouth@jeffries.co.uk
www.jdea.co.uk

AGENTS' NOTE: All measurements shown are approximate and may have been taken with a sonic measure and therefore should be verified. No electrical, mechanical or gas appliances have been tested by a representative of this company. These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, and neither Jeffries & Dibbens nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Jeffries & Dibbens Ltd. Registered in England No. 3185348 registered office: 196 Havant Road, Drayton, Portsmouth, PO6 2EH