

£215,000
Flat 8 Longmead Court
29 Langstone Road
Havant, PO9 1RB

PROPERTY SUMMARY

Situated in the desirable location of Langstone, this spacious first floor apartment offers excellent potential for a buyer looking to update and personalise a property to their own taste. The accommodation comprises an entrance hallway with three storage cupboards, a bright sitting room with patio doors opening onto a small private balcony, and a kitchen. There are two double bedrooms, a bathroom with bath and electric shower, and a separate WC. The property benefits from secure intercom entry, lift and stair access, allocated parking, additional visitor spaces, an external storage shed and communal gardens. Conveniently positioned for access to the A3, this apartment would make an ideal home for both first time buyers and downsizers alike. No forward chain.

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HALLWAY

BEDROOM ONE 11' 10" x 11' 4" (3.61m x 3.45m)

BEDROOM TWO 14' 9" x 11' (4.5m x 3.35m)

BATHROOM 6' 1" x 5' 3" (1.85m x 1.6m)

WC

LOUNGE/DINER 22' 7" x 12' (6.88m x 3.66m)

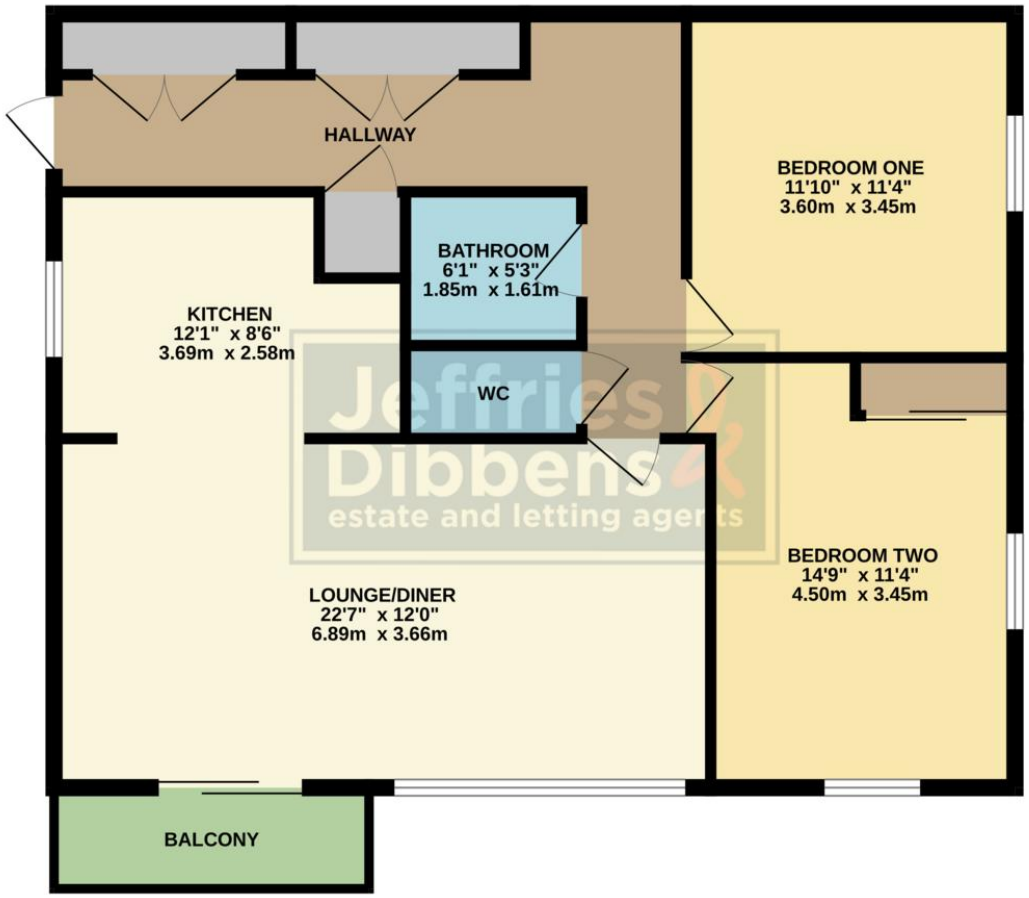
KITCHEN 12' 1" x 8' 6" (3.68m x 2.59m)

BALCONY

ALLOCATED PARKING SPACE

AGENTS NOTE
We understand the annual Service Charge is £1800, Ground Rent is a peppercorn and 163 years remain on the lease.

FIRST FLOOR
880 sq.ft. (81.7 sq.m.) approx.



TOTAL FLOOR AREA : 880 sq.ft. (81.7 sq.m.) approx.

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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LOCAL AUTHORITY
Havant Borough Council

TENURE
Leasehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

EPC TO FOLLOW

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

Jeffries & Dibbens estate and letting agents

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