Jeffries & Dibbens
estate and letting agents

JUSTFLATS

FIRST FLOOR FLAT
9 ST. URSULA GROVE, SOUTHSEA, PO5 1LT



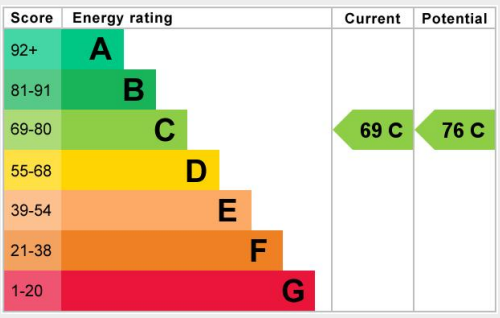
£189,995 Share of Freehold

TWO BEDROOM FLAT WITH SHARE OF FREEHOLD & NO CHAIN! Situated in the heart of Southsea, this first floor flat can be found in St. Ursula Grove, just moments away from the bustling Albert Road and Elm Grove and a short walk to the seafront. Offered with no chain, the internal accommodation briefly comprises; fitted kitchen, bathroom suite, two bedrooms and a spacious, southerly aspect living room. With gas central heating and double glazing, we feel this would make an ideal purchase for an owner occupier or investment purchaser due to it's location and condition. To arrange an internal viewing, please call the Southsea on Marmion Road at your earliest opportunity.









COMMUNAL ENTRANCE
Wooden front door to:-

COMMUNAL HALL
Stairs to first floor, door to flat 9.

HALLWAY
Doors to all rooms, double glazed window to side elevation, storage cupboard, radiator, opening to kitchen.

BEDROOM ONE
10' 0" x 11' 0" (3.07m x 3.37m)
Double glazed window to side elevation, carpeted, radiator.

BATHROOM
7' 4" x 5' 9" (2.25m x 1.76m)
Panel enclosed bath with mixer tap and shower attachment, pedestal mounted wash basin, low level WC, tiled to principal areas and tiled flooring.

BEDROOM TWO
8' 9" x 8' 7" (2.68m x 2.63m)
Double glazed window to rear elevation, carpeted, radiator.

KITCHEN
12' 5" x 6' 5" (3.81m x 1.96m)
Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit, electric oven, gas hob, space and plumbing for washing machine, space for under counter fridge and freezer, tiled flooring, double glazed window to side elevation.

LOUNGE
15' 11" x 18' 10" (4.87m x 5.75m)
Double glazed window to front elevation, carpeted, radiator, period skirting boards and dado rail, period feature fireplace.

AGENTS NOTE:

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

Landlord/Managing Agent: Perry Associates

Balance of Lease: 125 years remaining

Ground Rent Charges: N/A

Ground Rent Review Period: N/A

Maintenance/Service Charges: As and when basis.

Maintenance /Service Charges Review Period: N/A

Building Insurance: N/A

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



OFFICE ADDRESS

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OFFICE DETAILS

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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