

47 PRIORY VIEW
VICTORIA ROAD NORTH,
SOUTHSEA, HAMPSHIRE,
PO5 1AN



£160,000 Leasehold

MODERN ONE BEDROOM APARTMENT WITH WEST FACING BALCONY! Situated to the north of Southsea, within walking distance of Fratton train station, Commercial Road and the University, is this one bedroom apartment found on Victoria Road North, Southsea. The well-presented accommodation on offer comprises modern fitted kitchen, 17ft (approx.) lounge/diner, spacious double bedroom and modern fitted bathroom. This eighth floor apartment also benefits from a west facing balcony with far reaching views, double glazing throughout and gas central heating via a combination boiler. The block also has the benefit of a communal roof terrace, also located on the eighth floor. We highly recommend viewing this home so please call the Southsea office to arrange this at your earliest convenience.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-90) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

COMMUNAL ENTRANCE

Security entry phone system, communal front door to:-

COMMUNAL FOYER

Lift and stairs to eighth floor, composite front door leading into Apartment 47.

HALLWAY

Doors to all rooms, carpeted, radiator, storage cupboard housing electric consumer unit, mains wired smoke/fire detector.

BATHROOM

5' 7" x 6' 7" (1.71m x 2.01m)

Obscure double glazed window to side elevation, modern suite comprising panel enclosed bath with shower attachment and glass shower screen, pedestal mounted wash basin, close coupled WC, tiled to principal areas and vinyl flooring, radiator, electric shaver point, extractor fan.

BEDROOM

8' 3" x 16' 1" (2.54m x 4.91m)

Double glazed window to side elevation, carpeted, radiator, built-in wardrobes, TV and telephone points.

LOUNGE

10' 9" x 17' 3" (3.28m x 5.27m)

Double glazed sliding door to side elevation leading out to balcony, carpeted, radiator with radiator cover, TV and telephone points, through to kitchen.

BALCONY

9' 7" x 6' 0" (2.93m x 1.85m)

Westerly facing aspect, enclosed by glass panels and wooden flooring.

KITCHEN

8' 7" x 10' 3" (2.63m x 3.13m)

Double glazed window to side elevation, modern fitted kitchen comprising a range of wall and base level storage incorporating roll top work surfaces, one and a half bowl stainless steel sink and drainer unit with mixer tap, built-in electric oven with gas hob and extractor hood over, wall mounted combination boiler, space and plumbing for washing machine, space for tall fridge/freezer, radiator with radiator cover, tiled to principal areas and vinyl flooring.

OUTSIDE

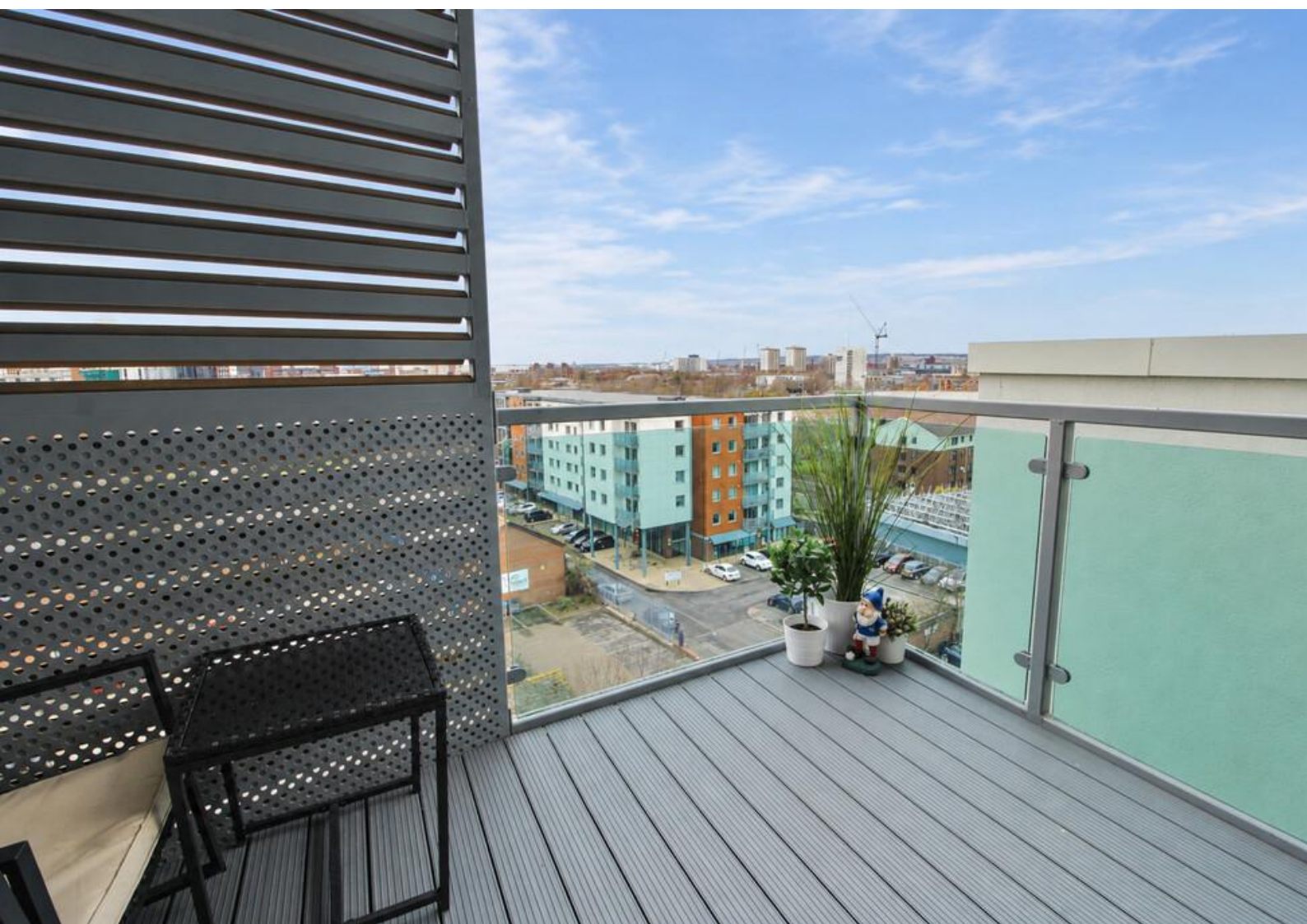
COMMUNAL ROOF TERRACE

Accessed via communal hall on eighth floor.

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: Leasehold

Landlord/Managing Agent: Clarion Housing

Balance of Lease: 108 years remaining

Ground Rent Charges: £250 per annum

Ground Rent Review Period: Annually

Maintenance/Service Charges: £1600 per annum

Maintenance /Service Charges Review Period: Annually

Building Insurance: Included in Maintenance/Service Charges

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

EIGHTH 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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