Jeffries & Dibbens
estate and letting agents

JUSTFLATS

85A NEW ROAD, PORTSMOUTH, PO2 7QN



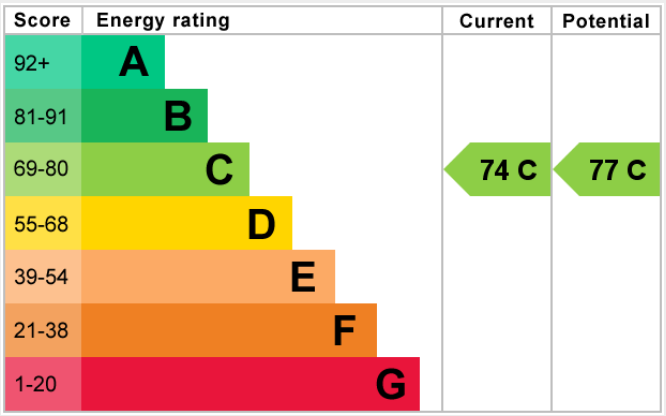
£145,000 Leasehold

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.









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 (The lease is for a term of 125 years from the 29th September 1994)

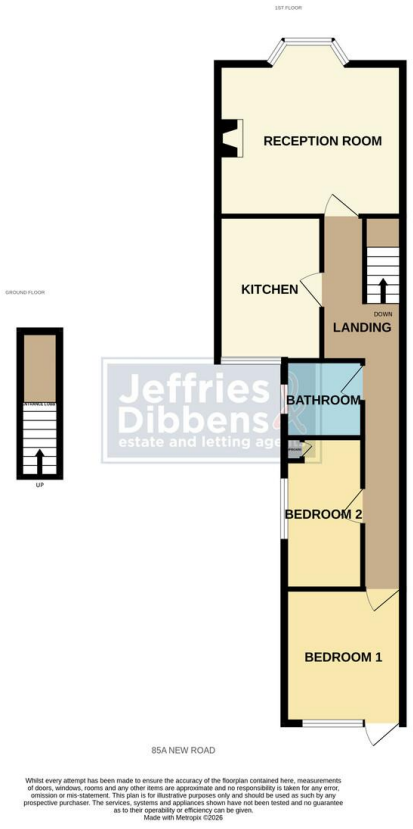
Ground Rent Charges: £75 per Annum (Increases by £25 every 25 years)

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.



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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