

**UPPER FLAT
40 DERBY ROAD,
PORTSMOUTH, PO2 8HR**



£169,995 Leasehold

NO FORWARD CHAIN! Jeffries & Dibbens are pleased to bring to the market this two bedroom, first floor flat located in Derby Road, North End. The spacious accommodation on offer comprises a 16ft reception room, a 10ft fitted kitchen, a fitted bathroom, plus two double bedrooms. Additional benefits include double glazing, gas central heating and a 17ft loft room. Contact our Portsmouth office to arrange your internal viewing, open late! 02392 661 662



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COMMUNAL ENTRANCE:-

Glazed hard wood front door to upper flat, stairs to first floor.

FIRST FLOOR LANDING

Radiator, door to bedroom, door to reception room, door to bathroom, opening to kitchen.

RECEPTION ROOM

16' 11" x 14' 02" into bay (5.16m x 4.32m)
PVC double glazed bay window to front aspect, radiator, under stairs storage cupboard, stairs to loft room.

BEDROOM

12' 10" x 11' 01" (3.91m x 3.38m)
PVC double glazed window to rear aspect, radiator, built in storage cupboard, spot lighting.

BATHROOM

7' 11" maximum x 7' 01" (2.41m x 2.16m)
PVC double glazed window to side aspect, panelled corner bath with 'rainfall' style shower over, wall mounted wash basin, close coupled WC, heated towel radiator, tiled to principle areas, tiled flooring.

KITCHEN

10' 11" x 9' 07" (3.33m x 2.92m)
PVC double glazed window to side aspect, range of wall and base units, roll top work surfaces, space for integral oven and hob, plumbing for washing machine, space for fridge/freezer, 1 1/2 stainless steel sink and drainer unit with mixer tap, tiled to principle areas, tiled flooring, cupboard housing combination boiler, spot lighting, door to:-

BEDROOM

11' 0" x 10' 11" (3.35m x 3.33m)
PVC double glazed window to rear aspect, radiator, spot lighting.

LOFT ROOM

16' 07" narrowing to 9' 10" x 17' 02" narrowing to 9' 06" (5.11m x 5.41m)
Double glazed Velux window to rear aspect, radiator, eaves storage, spot lighting.

COUNCIL TAX BAND – A

AGENTS NOTE

At the time of writing, the vendor has advised that a new combination boiler is scheduled to be installed at the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



LEASE INFORMATION:



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

Tenure: Leasehold

Landlord/Managing Agent:

Balance of Lease:

Ground Rent Charges:

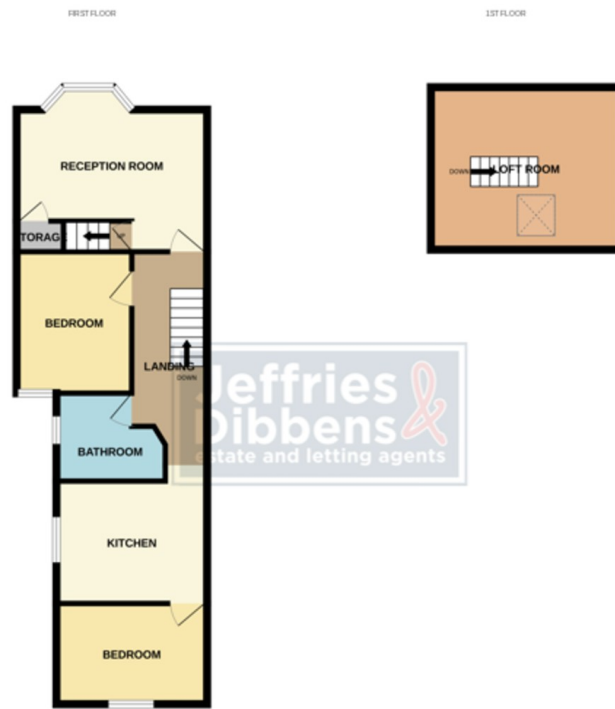
Ground Rent Review Period:

Maintenance/Service Charges:

Maintenance /Service Charges Review Period:

Building Insurance:

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



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, corridors, stairs and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy, reliability and appropriateness of the plan have not been tested and no guarantee is to be made regarding its accuracy or reliability. Made with Mapbox GLJS.

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