Jeffries & Dibbens estate and letting agents

JUSTFLATS

1 BRANSBURY MEWS, SOUTHSEA, HAMPSHIRE, PO4 9FZ



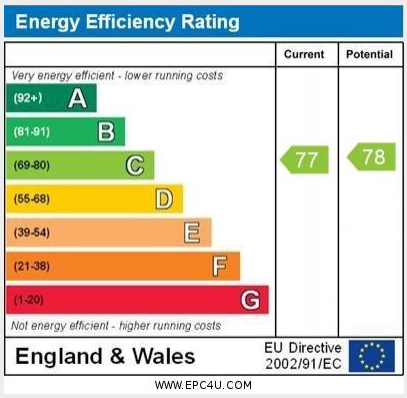
£215,000 Leasehold

TWO BEDROOMS, ALLOCATED PARKING & PRIVATE GARDEN! This well-presented ground-floor flat is located in Bransbury Mews, along Henderson Road, and offers spacious accommodation throughout with the added benefit of a west-facing private garden. The property comprises two bedrooms, with the main bedroom featuring an en-suite shower room, a fitted kitchen, a modern bathroom suite and an open-plan living area with direct access to the garden. Additional benefits include double glazing, gas central heating and an allocated parking space for one vehicle. Ideally positioned just a short stroll from Southsea Seafront and Bransbury Park, an internal viewing is highly recommended and can be arranged via our Southsea branch.









COMMUNAL ENTRANCE
Double glazed doors, stairs to all floors, door to:-

HALLWAY
Doors to all rooms, storage cupboard, radiator, laminate flooring, cupboard housing consumer unit and electric meter.

WET ROOM
5' 10" x 6' 3" (1.78m x 1.92m)
Walk-in shower with seat and hand rails, electric shower unit, large pedestal mounted wash basin, low level WC, tiled to principal areas and vinyl flooring, heated towel rail.

BEDROOM TWO
7' 8" x 10' 4" (2.36m x 3.16m)
Double glazed window to rear elevation, laminate flooring, radiator.

BEDROOM ONE
14' 11" x 8' 11" (4.57m x 2.72m)
Double glazed window to rear elevation, radiator, carpeted, built-in wardrobes, door to:-

EN-SUITE
3' 0" x 8' 1" (0.92m x 2.48m)
Shower cubicle with thermostatic mixer, pedestal mounted wash basin, low level WC, tiled to principal areas, heated towel rail.

LOUNGE
11' 6" x 16' 4" (3.52m x 5.0m)
Double glazed window to front elevation, double doors to garden, laminate flooring, radiator.

KITCHEN
11' 5" x 6' 5" (3.50m x 1.98m)
Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, one and a half bowl stainless steel sink and drainer unit, electric oven with extractor hood over, space for fridge/freezer, space for washing machine, integral dishwasher, wall mounted combination boiler, tiled to principal areas and laminate flooring, double glazed window to rear elevation.

GARDEN
Paved seating area, paved walkway with shingled borders, enclosed by wooden fencing and metal railings.

AGENTS NOTE:

COUNCIL TAX
Band C.





LEASE INFORMATION:

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

Tenure: Leasehold

Landlord/Managing Agent: GD3 Properties Ltd.

Balance of Lease: 101 years remaining.

Ground Rent Charges: £200 per annum.

Ground Rent Review Period: TBC

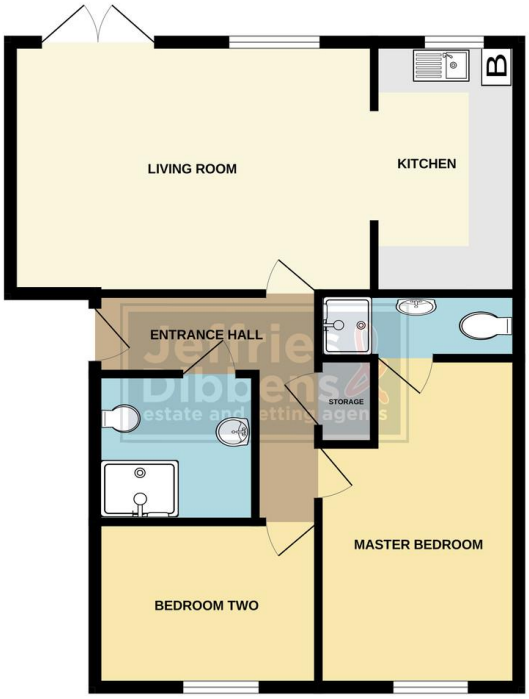
Maintenance/Service Charges: £1600 per annum (approx.)

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.

GROUND 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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