



FOR SALE

£220,000

Flat 11, 14-16 Worthing Road,
Southsea, PO5 2RN.

Tenure: Share of Freehold

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PROPERTY DESCRIPTION

Share of the freehold! A well-presented, two-bedroom, ground floor flat with it's own private garden! Set back from the road via a gated entrance, the property is located on Worthing Road in the heart of central Southsea. Potentially an ideal first time or investment purchase, the home provides two good sized double bedrooms, a fitted bathroom suite, separate utility area plus a large bright and airy open plan kitchenette living area! Additionally, the flat is double glazed, and gas centrally heated throughout and completing the appeal here is the private garden area with gated pedestrian access. For further information or to request an internal viewing, please contact the Lawson Rose team today.

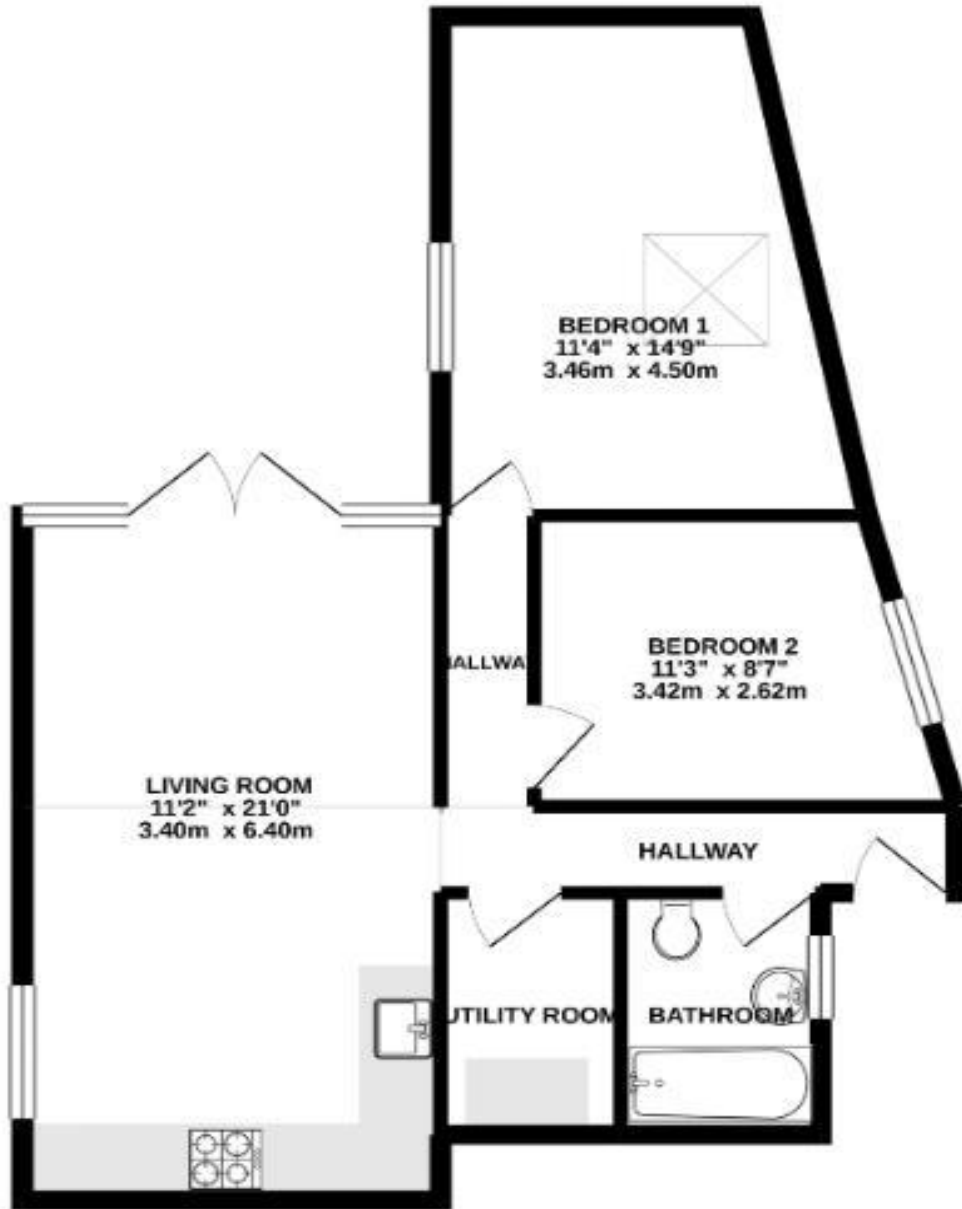
Material Information:

- Construction: Brick built
- Electricity Supply: Alternating Current
- Heating: Gas central Heating
- Water Supply: Mains water supply
- Sewage: Mains sewage
- Broadband: Standard, Superfast Fibre and Gfast fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice and data availability in this area.
- Permit Parking: 1st permit is £30, 2nd permit is £120 and 3rd permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band A
- Flood Risk – Low Risk (Stated on the Gov.uk portal)
- LEASE – SHARE OF THE FREEHOLD
- Date of original lease:
- Term: 125 Years from 01/06/2001
- Service charge: Annual maintenance is £520
- Ground Rent: N/A
- Lease restriction: A copy of the lease is available upon request.





GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.



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