

60 EASTERN ROAD, PORTSMOUTH, PO3 6EW



£149,995 Leasehold

This two double bedroom, second floor flat in Eastern Road, Milton is available for sale with Jeffries & Dibbens. Well suited to first time or investment buyers, this property offers a selection of benefits. Accommodation comprises a 10ft fitted kitchen, a 16ft reception room, a fitted bathroom and two double bedrooms. Added benefits include gas central heating, double glazing throughout and a balcony with views towards the cemetery. Contact Jeffries & Dibbens to arrange an internal viewing today! 02392 661 662



COMPOSITE FRONT DOOR

ENTRANCE HALL

Radiator, access to loft, meter cupboard, doors leading to bathroom, bedrooms one and two and lounge, laminate flooring, opening through to kitchen.

BATHROOM

Obscure PVC double glazed window to rear aspect, radiator, three piece bathroom suite comprising panel enclosed bath, pedestal wash hand basin, low level WC.

KITCHEN

10' 4" x 7' 10" (3.15m x 2.39m)

PVC double glazed window to rear aspect, range of fitted wall and base units, fitted stainless steel 5 ring gas hob with electric oven under, plumbing for washing machine, wall mounted combination boiler, tiled to principal areas, composite sink with mixer tap and drainer unit, laminate work surfaces, space for fridge/freezer, laminate flooring.

BEDROOM TWO

11' 6" x 8' 7" (3.51m x 2.62m)

PVC double glazed window to front aspect, radiator, fitted wardrobe space.

LOUNGE

16' 3" x 11' 8" (4.95m x 3.56m)

PVC double glazed window to front aspect, PVC double glazed door leading to balcony, double radiator, electric heater, laminate flooring.

BEDROOM ONE

11' 5" x 11' 1" (3.48m x 3.38m)

PVC double glazed window to rear aspect, double radiator, built in storage cupboard.

OUTSIDE

Storage cupboard located in hallway.

AGENTS NOTE Council Tax Band - A

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



LEASE INFORMATION:



As of May 2024, the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold

Landlord/Managing Agent: Portsmouth City Council

Balance of Lease: 89 years

Maintenance, Ground Rent, Building Insurance Charges: £2525.28 per annum

Maintenance /Service Charges Review Period:

Are Pets Allowed: Yes

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

SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, heights and so forth here 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 a guide only. The layout, fixtures and appliances shown here are not intended to be taken as a guarantee of any kind. No liability is accepted for any error or omission. Made with iDesign 12/24

OFFICE ADDRESS

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OFFICE DETAILS

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