

# 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













Energ	y Efficiency Rating		
Score	Energy rating	Current	Potential
92+	A		
81-91	В		
69-80	С	74  C	76  C
55-68	D		
39-54	E		
21-38	F		
1-20	3	G	

#### **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





### **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

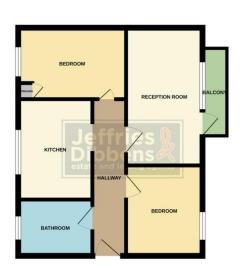
Maintenance, Ground Rent, Building Insurance Charges: £2525.28 per annum

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 alongs has been ruse to ensure the accuracy of the floopian contained here, measurements of doors, who have, more and any other items are approximate and no expositable in taken for any error. On the contract of the accuracy of the floopian contract the property of the contract of the accuracy of the contract of the con

#### **OFFICE ADDRESS**

112/114 London Road, Portsmouth, Hampshire, PO2 0LZ

#### **OFFICE DETAILS**

023 9266 1662 portsmouth@jeffries.co.uk www.jdea.co.uk

**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