

bushnell porter



Eastfields 24-30 Victoria Road North Southsea PO5 1PU



- Communal entrance hall with security entrance phone
- Communal Laundry room & lounge
- Lift and stairs to all floors
- Owners entrance hall
- Rear aspect lounge/dining room
- Kitchen
- Two bedrooms
- Bathroom & Separate shower room
- Electric heating and double glazing
- Emergency response system
- Communal garden and parking

Independent Estate Agents

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Other Offices in Hampshire



A two bedroom fourth floor retirement flat for those over 60 years old with rear aspect roof top views, communal lounge, gardens and laundry room.

ACCOMMODATION

COMMUNAL ENTRANCE HALL via security entrance phone system, lift and stairs to all floors, access to communal lounge, laundry room, guest suite and garden.

OWNERS ENTRANCE HALL wood grain effect doors with brass effect furniture to all rooms, built-in storage cupboard with shelving, cupboard housing water tank, emergency response system.

LOUNGE/DINING ROOM 17ft 4 (5.30m) reducing to 13ft 8 (4.17m) x 10ft 6 (3.21m) easterly facing rear aspect room via double glazed windows giving roof top views, wall mounted night storage heater, emergency response system, security entrance phone, television point, telephone point, coved ceiling, wood grain effect double French Doors opening on to kitchen.

KITCHEN 8ft 3 (2.52m) x 6 (1.82m) comprising of single bowl single drainer stainless steel inset sink unit with chrome taps over, wood effect rolled edge work surfaces, tiled splashback with decorative inset tiling, range of storage cupboards and drawers under, further range of matching eye level storage cupboards, high level display shelves, space for cooker with cooker hood over, space for fridge, vinyl flooring.

BEDROOM 1 12ft 1 (3.70) x 8ft 10 (2.69m) easterly facing rear aspect room via double glazed window giving roof top views, wall mounted night storage heater, telephone point, emergency response system, built-in double wardrobe via mirror fronted sliding doors concealing hanging rail and storage shelf space.

BEDROOM 2 12ft 3 (3.74m) x 9ft 7 (2.93) easterly facing rear aspect room via double glazed window giving roof top views, wall mounted night storage heater, telephone point, emergency response system.

SHOWER ROOM 5ft 2 (1.59m) x 4ft 6 (1.38m) three piece coloured suite comprising a corner shower cubicle with electric shower mixer, two tiled walls and two glazed doors/screens, decorative inset tiling, pedestal wash hand basin with chrome taps and tiled splashback, mirror, striplight and shaver point over, low level w.c., wall mounted electric heater, extractor fan.

BATHROOM 9ft (2.72m) x 5ft 10 (1.79m) reducing to 4ft 6 (1.38m) L shaped room, three piece suite comprising a panel enclosed bath with chrome taps, tiled surround with decorative inset tiling, low level w.c., pedestal wash hand basin with chrome taps and tiled splashback, mirror, striplight and shaver point over, vanity unit with drawers and shelf, extractor fan, wall mounted electric fan heater.

OUTSIDE to the rear of the property there is a communal garden, to the front of the property there is a communal parking area on a first come first serve basis.

PARKING PERMIT ZONE -LB- Annual Fees apply, for current rates see Portsmouth City Council link - <https://www.portsmouth.gov.uk/services/parking-roads-and-travel/parking/resident-parking-permits/>

COUNCIL TAX – Portsmouth City Council – Band C - £1,614.24 (2024/2025)

LEASEHOLD

Lease length – 125 years from 25th March 1989

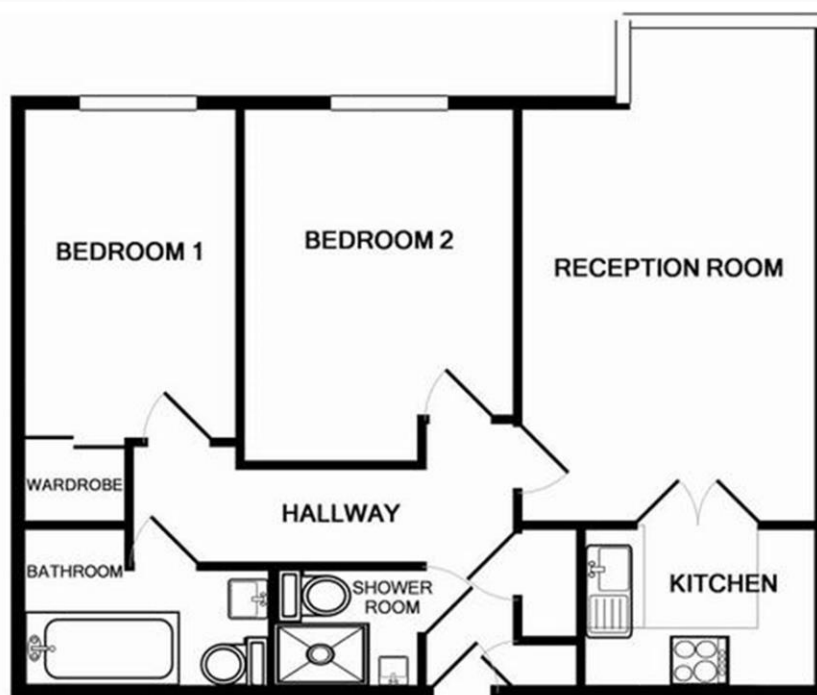
Maintenance charges – £399.97 per month including ground rent

BROADBAND/MOBILE SUPPLY CHECK – online at 'Ofcom checker' OR via the following link -

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

SCAN QR CODE FOR DIRECT ACCESS TO ALL OUR PROPERTIES





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These particulars are believed to be correct but their accuracy is not guaranteed, nor do they constitute an offer or contract. REF: TK/SC/040924/4765



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

