



The Retreat Southsea PO5 3DU



- Communal entrance hall
- Owners entrance hall
- Front aspect lounge with bay window
- Side aspect kitchen
- Three bedrooms
- Two piece bathroom suite
- Separate wc
- Gas central heating & Double glazing
- Share of freehold & extended lease
- Central Southsea location
- No forward chain

Independent Estate Agents

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Other Offices in Hampshire

A three bedroom first floor triple aspect flat situated in a conservation area in Central Southsea with a share of the freehold and an extended lease.

ACCOMMODATION

COMMUNAL ENTRANCE HALL stairs to all floors.

OWNERS ENTRANCE HALL with panelled radiator, period skirting boards and dado rail, period ceiling coving, panelled door to kitchen, doors to bedroom two and bedroom three.

BEDROOM 3 11ft 6 (3.51m) x 7ft 2 (2.19m) southerly rear aspect room via double glazed window overlooking rear gardens towards St Judes Church, panelled radiator, telephone point.

BEDROOM 1 15ft 2 (4.62m) x 6ft 10 (2.09m) southerly rear aspect room via double glazed window overlooking rear gardens towards St Judes Church, panelled radiator, period style ceiling coving.

KITCHEN 11ft 3 (3.45m) x 11ft (3.35m) side aspect room via double glazed window, kitchen comprising single bowl single drainer stainless steel inset sink unit with chrome taps, wood block effect roll edge work surfaces with tiled splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards, space for cooker, space for washing machine, space for freestanding fridge/freezer, wall mounted boiler, door to inner hallway

INNER HALLWAY doors to all rooms, panelled radiator, electric meter and fuses.

BEDROOM 2 12ft 1 (3.70m) x 6ft 6 (1.99m) front aspect room via double glazed window, panelled radiator, period skirting boards, picture rail.

LOUNGE 16ft 2 (4.93m) reducing to 12ft 1 (3.70m) x 10ft 1 (3.08m) reducing to 7ft 1 (2.17m) front aspect room via double glazed windows overlooking The Retreat, panelled radiator, telephone point, central chimney breast with built-in storage cupboards either side with panelled doors and storage drawers below, period skirting boards, part period ceiling coving.

BATHROOM 7ft 5 (2.26m) x 6ft 10 (2.10m) southerly rear aspect room via frosted double glazed window, two piece suite comprising panel enclosed bath with tiled surround, chrome bath/shower mixer, pedestal wash hand basin with taps and tiled splashback, panelled radiator, vinyl flooring.

SEPARATE WC comprising close coupled wc, corner wall mounted wash hand basin with chrome taps and tiled splashback, panelled radiator, frosted side aspect double glazed window.

NB: AGENTS NOTES an internal inspection is recommended to appreciate the size and layout of this centrally located three bedroom flat situated in a block with a share of the freehold.

PARKING PERMIT ZONE -KD- 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 A - £1,383.64 (2024/2025)

LEASEHOLD

Lease length – 999 Years from 1st January 2016

Maintenance charges – As and when and split between the three flat owners.

Ground rent – N/A

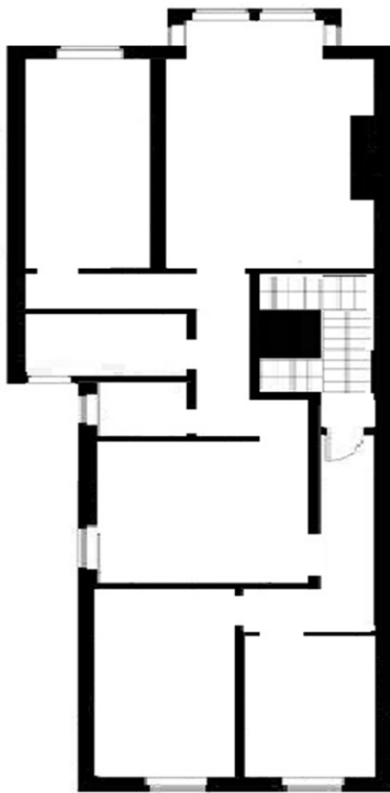
Share of freehold

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>

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The Floor Plan is For Guidance Only And Not To Scale

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

