

# bushnell porter



## Garden Flat Northcote Road Southsea PO4 0LH



- Entrance hall
- Front aspect bedroom with bay window
- Rear aspect second bedroom
- White three piece shower room
- Westerly facing side aspect lounge
- Rear aspect Cream shaker design panel effect kitchen
- Gas heating and double glazing
- Enclosed southerly paved rear garden
- Extended lease

### Independent Estate Agents

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**A two bedroom garden flat situated just north of Albert Road with the added benefit of having an extended lease and a good sized paved southerly aspect rear garden.**

**ENTRANCE HALL** via part panelled part frosted double glazed front door with frosted double glazed fanlight over, three wall light points, panelled door to bathroom, single panelled radiator, part period style ceiling coving, wood grain effect flooring.

**BEDROOM 1** 14ft 3 (4.35m) x 9ft 10 (3.01m) plus front aspect double glazed bay window (bedroom one currently used as second lounge by current vendor), double panelled radiator, television point, telephone point, cupboard housing electric meter and fuses, period ceiling coving, wood grain effect flooring.

**BEDROOM 2** 9ft 9 (3.00m) x 10ft (3.07m) (measurements taken to built-in wardrobe), southerly rear aspect room via double glazed window, single panelled radiator, built-in triple wardrobe with sliding panel effect doors, central mirror fronted door concealing hanging rail and storage shelf space, wood grain effect flooring.

**SHOWER ROOM** white three piece suite comprising walk-in shower cubicle with splash back and glazed screen, chrome shower mixer with separate hand held shower head and principle sunflower shower head over, close coupled wc., wash hand basin with chrome monobloc mixer tap, white high gloss storage cupboard below with chrome furniture, chrome towel rail/radiator, wood grain effect flooring, frosted side aspect double glazed window, extractor fan.

**LOUNGE** 13ft (3.95m) reducing to 11ft 7 (3.54m) x 8ft 6 (2.60m) westerly facing side aspect room via double glazed window, double panel radiator, built-in storage cupboard, wood grain effect flooring, plain plastered ceiling, door frame leading through to kitchen.

**KITCHEN** 10ft (3.04m) x 9ft 2 (2.79m) dual side and rear aspect room, to the side westerly facing double glazed window, to the rear southerly aspect double glazed window with adjacent part panelled part double glazed door leading to rear garden, kitchen comprising Cream panel effect shaker design units with brushed steel furniture, single bowl single drainer stainless steel inset sink unit with chrome monobloc mixer tap over, wood block effect roll edge work surfaces with matching splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards, space for cooker, space for washing machine, space for fridge and freezer and slimline dishwasher, slate effect ceramic floor tiles, wall mounted boiler.

**OUTSIDE** to the rear of the property there is an enclosed southerly aspect mostly paved rear garden with flower border, storage cupboard via double glazed door.

**NB: AGENTS NOTES** an internal inspection is highly recommended to appreciate size and flexibility of this two bedroom garden flat that is situated close to Albert Road and has the benefit of a good sized southerly paved rear garden and an extended lease.

**PARKING PERMIT ZONE -MC-** 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 - £1,453.95 (2025/2026)**

**LEASEHOLD - Lease length –189 Years from 11<sup>th</sup> December 1987**

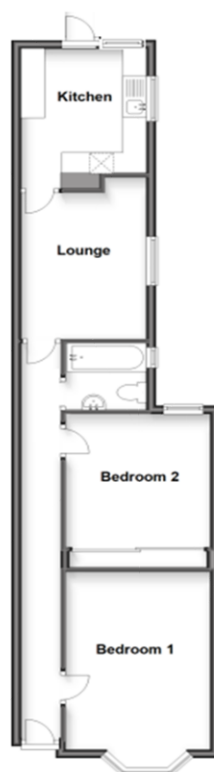
**Maintenance charges – £70.00 per year**

**Ground rent – Peppercorn**

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The Floor Plan is For Guidance Only  
And is Not To Scale

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Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	70   C	74   C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

