



430 London Road Hilsea, Portsmouth, PO2 9LD

Guide price £160,000

Nestled on London Road in the vibrant area of Hilsea, Portsmouth, this charming first-floor flat presents an excellent opportunity for both first-time buyers and savvy investors. With two well-proportioned bedrooms, this property offers ample space for comfortable living. The flat features a welcoming reception room, perfect for relaxation or entertaining guests.

The property benefits from a communal garden, providing a delightful outdoor space to enjoy the fresh air. The low service charge and ground rent make this flat an attractive option for those looking to manage their expenses effectively. Additionally, it falls under council tax band A, ensuring that your financial commitments remain manageable.

Conveniently located, this flat is close to a variety of local amenities, including shops, cafes, and public transport links, making daily life both easy and enjoyable. Whether you are looking to make your first step onto the property ladder or seeking a promising investment opportunity, this flat on London Road is sure to meet your needs. Don't miss the chance to view this delightful property and envision the possibilities it holds.

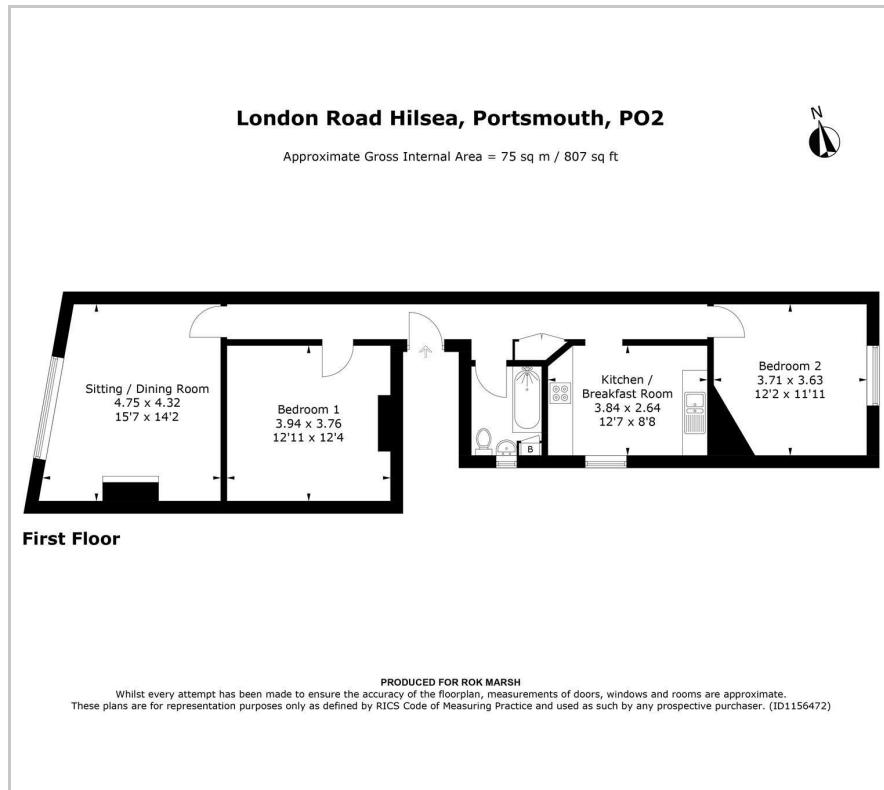
viewing

Please contact our ROK Marsh Office on 02393233267 if you wish to arrange a viewing appointment for this property or require further information.

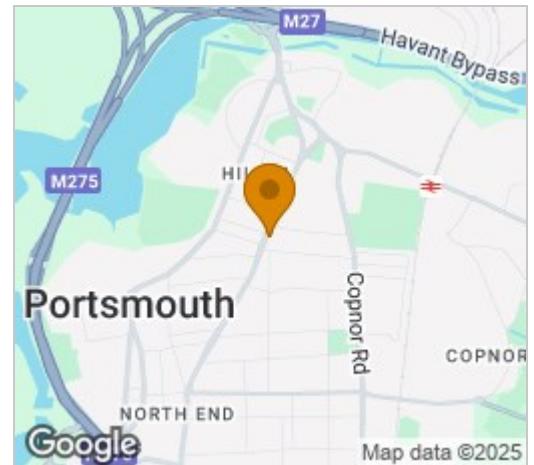
- Two Double Bedrooms
- Large, First Floor Flat
- Low Service Charge and Ground Rent
- Council Tax Band A
- Communal Garden
- Close To Local Amenities & Transport Links
- Great First Time Purchase or Investment
- Viewings Recommended
- Light Bright & Airy Throughout
- Gas Central Heating



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(68-80)	C		
(55-68)	D	65	74
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/81/EC			
England & Wales		EU Directive 2002/81/EC	
Very environmentally friendly - lower CO ₂ emissions		Not environmentally friendly - higher CO ₂ emissions	
(92 plus)		England & Wales	
(81-91)		EU Directive 2002/81/EC	
(68-80)		England & Wales	
(55-68)		EU Directive 2002/81/EC	
(38-54)		England & Wales	
(21-38)		EU Directive 2002/81/EC	
(1-20)		England & Wales	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.