

Floor Plan



**TOTAL FLOOR AREA : 885 sq.ft. (82.2 sq.m.) approx.**  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small> <small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small>		<small>Very energy efficient - lower running costs</small> <small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small>	
<small>Not energy efficient - higher running costs</small>		<small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
<small>England &amp; Wales</small>		<small>England &amp; Wales</small>	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	

**86 Fort Cumberland Road**  
**Southsea, PO4 9LQ**

We are pleased to present this three double bedroom maisonette with residents parking, neutrally and tastefully decorated throughout and situated close to the seafront in the popular and quiet residential location of Fort Cumberland Road.

Access to the property is via a private front door with welcoming and spacious entrance hall with wood laminate flooring, large kitchen/dining room featuring a new modern kitchen and separate living room.

Moving upstairs there are three double bedrooms and a recently fitted modern family bathroom suite. There is also recently upgraded electric heating facilities and the double glazing upgraded in 2022 complementing the internal accommodation.

Externally there is a small private seating area leading to well manicured communal gardens and the residents car park.

This property would be an ideal first time purchase from anyone looking to get onto the ladder. It would also make a fantastic BTL property for any investor looking to add to their portfolio as the expected rental income would be circa £1250PCM. Based on the current asking price this would provide an investor with a gross yield of 8.5%.

For more information or to arrange a viewing please call Castles today.

**Offers over £170,000**

DIRECTORS

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**86 Fort Cumberland Road**  
Southsea, PO4 9LQ



- FIRST FLOOR MAISONETTE
- RESIDENTS PARKING
- NEW MODERN BATHROOM
- IDEAL FIRST TIME PURCHASE
- THREE DOUBLE BEDROOMS
- NEW MODERN KITCHEN
- CLOSE TO SEAFRONT
- POTENTIAL BTL INVESTMENT PROPERTY

**LOUNGE**  
10'9" x 15'1" (3.3 x 4.6)

**KITCHEN**  
16'0" x 8'2" (4.9 x 2.5)

**STUDY**  
7'10" x 5'10" (2.4 x 1.8)

**BATHROOM**  
7'10" x 5'10" (2.4 x 1.8)

**BEDROOM 1**  
14'5" x 8'6" (4.4 x 2.6)

**BEDROOM 2**  
11'1" x 8'2" (3.4 x 2.5)

**BEDROOM 3**  
11'1" x 6'2" (3.4 x 1.9)

**Lease Information**  
Lease Length: 105 Years Remaining

Service Charge: £2200 P.A.

Ground Rent: £200 P.A.

\* Please be aware this information has been provided to us by the sellers to the best of their knowledge and will be clarified specifically by the solicitors during the conveyancing process \*

**Financial Services**

If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth a last minute comparison before you purchase a property as the current deals can change weekly.

**Solicitors**

If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

**Anti Money Laundering**

Castles Estate Agents have a legal obligation to complete anti-money laundering checks. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

