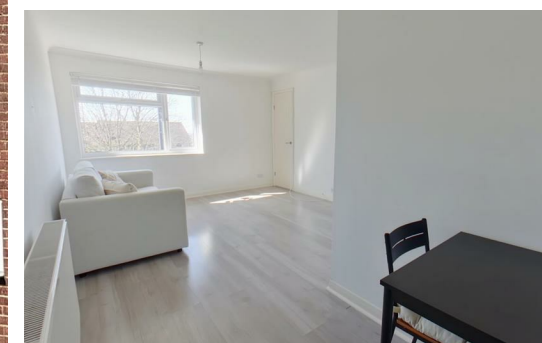




Chambers
Sales and Lettings

Whilst every attempt has been made to ensure the accuracy of the description of the property contained herein, measurements of doors, windows, rooms and any other details and appropriate care is taken for any errors, omission or misstatement. 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.
Marked with asterisks (*)



Contact

25 Stubbington Green
Fareham
Hampshire
PO14 2JY

E: hello@chambersagency.co.uk

T: 01329665700

<https://www.chambersstateagency.com/>



**47A
Waltham Close
Portchester
Fareham
Hampshire
PO16 8EQ**



**01329 665700
Stubbington**

Bursledon

02380 010440

**47A Waltham Close
Portchester
Fareham
PO16 8EQ**

Asking Price £175,000
Leasehold



This well-presented one-bedroom first-floor flat is situated in the popular Portchester Hillslopes area, offering stunning views over the Solent. Tucked away in a quiet cul-de-sac, the property is conveniently located close to Portchester village and the train station. The accommodation comprises stairs leading to the first floor, a lounge/dining room, a modern kitchen, a double bedroom with fitted wardrobe, and a contemporary bathroom. Additional benefits include a garage, gas central heating, a peppercorn ground rent, and no forward chain. This property would make an ideal first-time purchase or investment opportunity. Please call our friendly team today on to arrange a viewing



Front Door

Into:

Entrance Hall

Stairs to First floor flat, electric meter.

First Floor Landing

Skimmed ceiling, radiator, access to loft void with pull down ladder, partly boarded, housing combi boiler. Doors to:

Lounge/Dining Room

16'4" x 9'10" (5'18 x 3'62)

Skimmed ceiling, PVCu double glazed window to front elevation offering beautiful views, radiator, television point, telephone point, broadband currently with Toob, access to storage cupboard. Door to:

Kitchen

13'1" x 3'3" (4'16 x 1'66)

Skimmed ceiling with spot lights, PVCu double glazed window to rear elevation, re-fitted range of wall and base/drawer units with work surfaces over, access to larder cupboard with gas meter, fitted electric oven and hob and extractor hood over, space for fridge/freezer, plumbing for washing machine., tiled flooring, radiator.

Bedroom

11'11" x 9'2" (3.65 x 2.81)

Skimmed ceiling, PVCu double glazed window to rear elevation, radiator, television point, fitted wardrobe.

Bathroom

6'2" x 6'0" (1.89 x 1.84)

Skimmed ceiling, suite comprising panel bath with shower over, wash basin, WC, tiled, extractor fan, mirror cupboard.

Outside

Front

Tucked away in a quiet cul-de-sac with greenery laid to the front, offering off-road parking which is free for all. Side access leading to:

Garage in Block

This can be found at the rear of the property.

Leasehold

This first-floor flat is held on a 999-year lease from 1975, with approximately 948 years remaining, providing long-term security of tenure.

The lease is by Hamme Construction Ltd and is subject to a peppercorn rent, meaning there are no service charges or ground rent applicable,.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

