

67 Albert Road
Southsea PO5 2SG

Kings  *Estates*
SALES & LETTINGS

SOUTHSEA@KINGSESTATES.
NET
023 9229 8080



Property Summary

Located within the requested residential terrace district of Fratton central Portsmouth situated in close proximity to Fratton Train station with its direct rail link to London Waterloo. This purpose built first floor apartment comprises of Entrance Hall, Modern Fitted Kitchen open plan to the Living Room. A Double Bedroom and a Family Bathroom. Features include double glazing, gas central heating, integrated kitchen appliances and presented in a contemporary style throughout. Ideal starter home or long-term rental investment.

Flat 3 Cydney Terrace - Sandringham Road, Portsmouth, PO1 5FD
Guide Price - £139,995 - Leasehold

SUMMARY DESCRIPTION

Located within the requested residential terrace district of Fratton central Portsmouth situated in close proximity to Fratton Train station with its direct rail link to London Waterloo. This purpose built first floor apartment comprises of Entrance Hall, Modern Fitted Kitchen open plan to the Living Room. A Double Bedroom and a Family Bathroom. Features include double glazing, gas central heating, integrated kitchen appliances and presented in a contemporary style throughout. Ideal starter home or long-term rental investment.

COMMUNAL ENTRANCE HALL

Communal entrance door located within the rear peaking area accessed via the under-croft driveway. Communal door opening too the communal hall access via the door entry intercom system. Communal stairs rising to the upper-level landings. Flat three is situated to the first-floor level.

ENTRANCE HALL

6' 02" x 6' 00" (1.88m x 1.83m) Entrance door opening to the entrance hall. Doors to accommodation.

KITCHEN

7' 07" x 7' 06" (2.31m x 2.29m) Fitted floor and wall units incorporating work surfaces tiled splash backs, power points inset sink with mixer tap space for upright fridge freezer and washing machine built in oven and hob with extractor over, integrated fridge with freezer compartment. Kitchen area open planned to the living room. Door to entrance hall.

LIVING ROOM

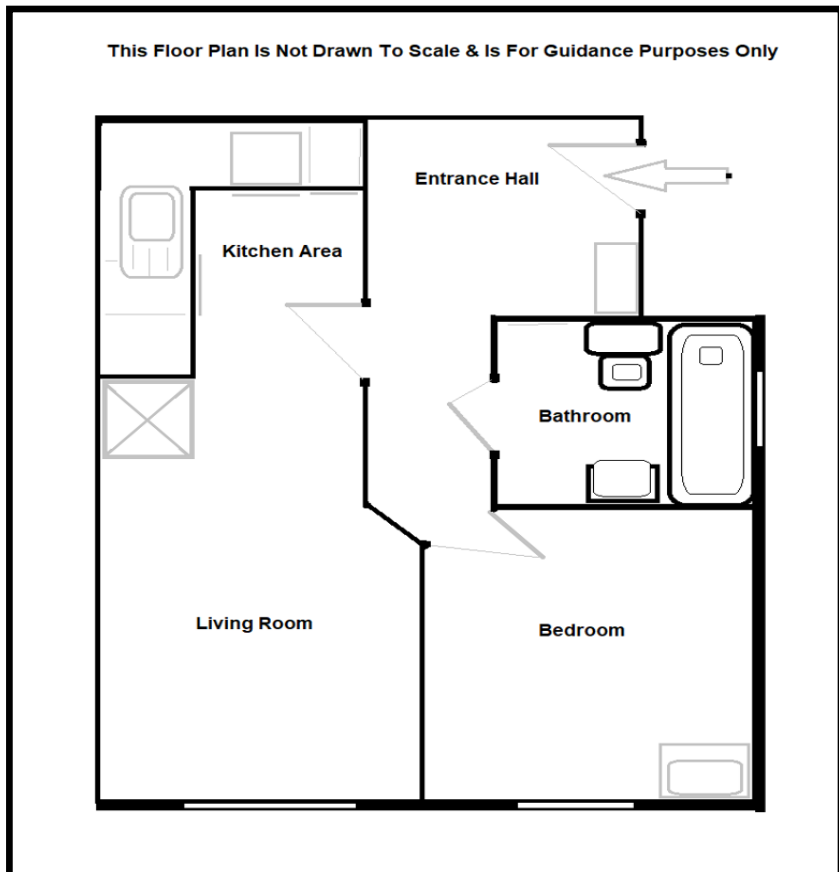
15' 02" x 8' 08" (4.62m x 2.64m) Rear aspect double glazed window, power points, radiator, television aerial point , laminate wood flooring. Open plan to the kitchen area.

BEDROOM

10' 00" x 9' 03" (3.05m x 2.82m) Rear aspect double glazed window, power points, radiator, fitted cupboard housing the wall mounted combination boiler. Door to the entrance hall.

BATHROOM

6' 08" x 5' 06" (2.03m x 1.68m) Suite comprising low level flush WC, vanity hand basin with built in cupboard below and a panelled bath with shower taps Tiled to the principle areas, tower rad ,ide aspect double glazed window extractor fan, and door to the entrance hall.



3 Cydney Terrace
Sandringham Road
PORTSMOUTH
PO1 5FD

Energy rating

C

Valid until
9 July 2030

Certificate number
8390-6223-5140-5740-6296

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		