



## 63 EASTNEY ROAD

PORTSMOUTH, PO4 9JA

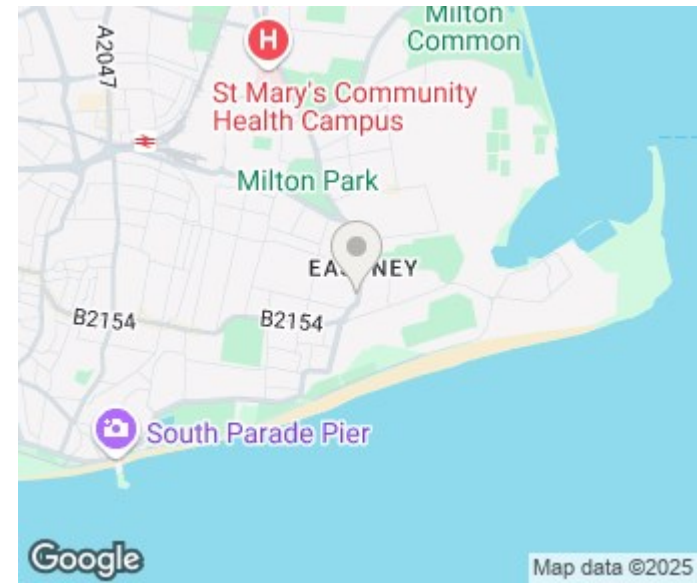
**£189,995**  
**LEASEHOLD - SHARE OF FREEHOLD**

Located with in the immediate vicinity of the open green spaces and recreation facilities of Bransbury Park and the shopping thoroughfare of Eastney Road which serves the local community with a wide range of amenities. This first floor purpose built apartment circa 1900 has undergone a comprehensive program of redecoration and refurbishment blending contemporary styling with period architecture.

The accommodation comprises two double bedrooms, modern fitted shower room plus modern fitted kitchen which is open plan to the living area. Features include Double Glazing, Gas Central Heating, a private Westerly aspect balcony and a share of the freehold. Internal Viewing Essential. No Forward Chain



THIS FLOOR PLAN IS NOT DRAWN TO SCALE  
& IS FOR GUIDANCE PURPOSES ONLY



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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