



## 1-3 Brookfield Road, Portsmouth, PO1 5HZ Asking Price £128,999

Located in the heart of Portsmouth, this delightful property, with NO CHAIN and a LEASE EXTENSION included in the sale, offers a perfect blend of comfort and convenience. This property is ideal for individuals or couples seeking a cosy retreat in a vibrant city.

The apartment features a welcoming dual aspect reception room, a warm and inviting space for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating an airy atmosphere that enhances the overall appeal of the home.

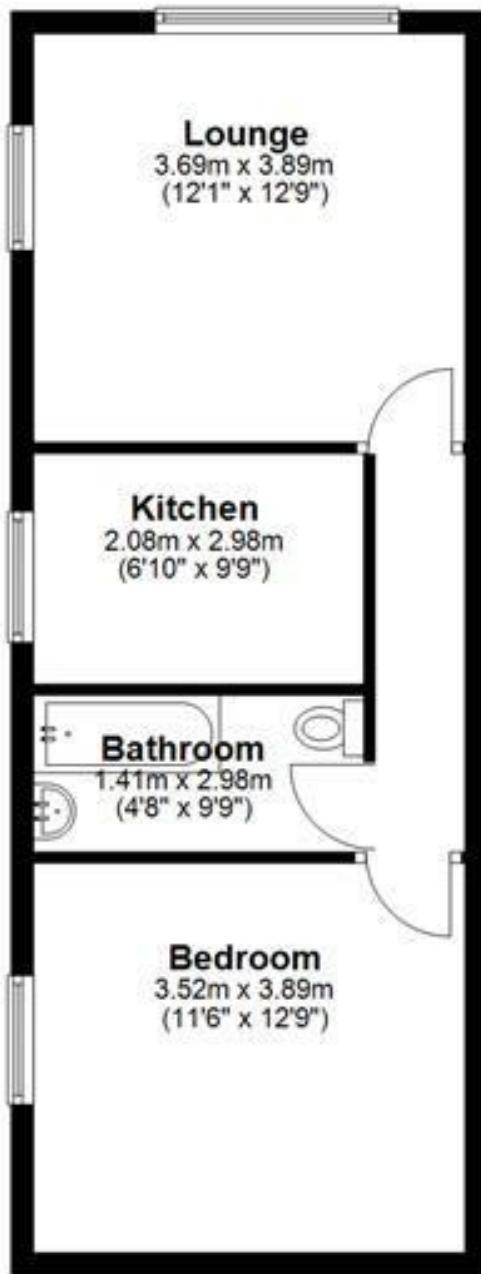
The bathroom is well-appointed, next to a well proportioned double bedroom ensuring your daily routines are both comfortable and efficient. This property is perfect for those who appreciate modern living in a location that boasts easy access to local amenities, transport links, and the beautiful coastal attractions that Portsmouth has to offer.

Whether you are a first-time buyer or looking to invest in a rental property, this apartment on Brookfield Road presents an excellent opportunity. Embrace the charm of city living while enjoying the tranquillity of your own private space. Do not miss the chance to make this lovely apartment your new home.

**1-3 Brookfield Road, Portsmouth, PO1 5HZ**

## Ground Floor

Approx. 42.8 sq. metres (460.7 sq. feet)



Total area: approx. 42.8 sq. metres (460.7 sq. feet)

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	62
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Current
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	59
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC