



Brougham Road Southsea PO5 4PA



- Lower ground floor kitchen/breakfast room
- Utility area
- Hall floor entrance
- Lounge/dining room on hall floor
- Two first floor bedrooms
- First floor family bathroom
- 2/3 top floor bedrooms
- Some double glazing
- Part gas central heating
- Enclosed rear garden with rear wooden gates
- Flexible accommodation
- Provision for off road parking to rear

Independent Estate Agents

28 Marmion Road, Southsea, Hampshire PO5 2BA

t: 023 9283 2828 e: southsea@bushnellporter.com w: www.bushnellporter.com

Directors: Marcus Redmayne-Porter, Tim Kingsbury

Registered in England and Wales No. 3184424 Registered Office: 10-14 Andover Road, Winchester, Hampshire, SO23 7BS

Other Offices in Hampshire

A four/five bedroom period town house arranged over several floors providing flexible family living with southerly rear aspect garden and provision for off road parking.

ACCOMMODATION

ENTRANCE HALL via period natural wood stripped front door with single glazed fanlight over, radiator, exposed natural wood period floorboards, staircase rising and falling to ground floor and upper floors with banister, carved spindles and newel posts, natural wood period panelled door to lounge/dining room, period plaster arch, cupboard housing gas and electricity meters and fuses.

LOUNGE/DINING ROOM 23ft 1 (7.05m) x 12ft 10 (3.93m) dual front to rear aspect room, to the front period style sash window, to the rear double glazed window overlooking rear garden, chimney breast with wooden mantle and surround, granite effect hearth, television point, part natural wood exposed floorboards.

LOWER GROUND FLOOR via return staircase with frosted rear aspect double glazed window.

RECESSED UTILITY AREA 9ft 7 (2.94m) x 4ft 1 (1.24m) space for washing machine and slimline dishwasher, inset ceiling spotlights.

KITCHEN/BREAKFAST ROOM Breakfast room opening on to staircase from entrance hall. **Breakfast room** 18ft 2 (5.55m) x reducing to 10ft 1 (3.09m) x 11ft 3 (3.44m) reducing to 4ft 9 (1.45m) L-shaped area with stairs rising to entrance hall, double glazed French doors with adjacent double glazed window opening out onto flagstone terraced patio area, wood grain effect flooring, breakfast area opening onto kitchen. **Kitchen** 14ft 2 (4.32m) x 11ft (3.35m) front aspect room via high level double glazed window, kitchen comprising wood grain panel effect shaker design units with antique effect furniture, resin single bowl single drainer inset sink unit with monobloc mixer tap over, wood block work surfaces with decorative tiled splashback, range of storage cupboards and drawers under with cutlery and pan drawers, spice drawers, eyelevel electric oven and grill, five ring gas hob, space for freestanding fridge/freezer, wood grain effect flooring, inset ceiling spotlights, matching breakfast area, overhang providing breakfast bar with wood block work surfaces.

FIRST FLOOR LANDING via return staircase and period style single glazed sash window overlooking rear garden, radiator, natural wood exposed period floorboards, return staircase rising to second floor with banister, carved spindles and newel post, natural wood period style panelled door to all rooms.

FAMILY BATHROOM 7ft 10 (2.41m) x 7ft 7 (2.31m) front aspect room via frosted single glazed windows, white three piece suite comprising panel enclosed bath with tiled surround, chrome bath/shower mixer, close coupled w.c., oval wash hand basin with chrome waterfall mixer tap set into wooden work surface with storage drawer and cupboard below, natural wood exposed floorboards, chrome towel rail/radiator.

BEDROOM 1 12ft 5 (3.79m) x 11ft 4 (3.46m) rear aspect room via double glazed window overlooking rear gardens, radiator, built-in storage cupboards via panel effect doors concealing shelving and boiler.

BEDROOM 2 11ft 4 (3.45m) x 11ft (3.35m) front aspect room via period style sash window, radiator, exposed period floorboards, chimney recess.

SECOND FLOOR LANDING via return staircase and feature arched period single glazed window overlooking rear garden, natural wood exposed floorboards to landing, access to roof space, natural wood period panelled doors to bedroom 4 and 5.

BEDROOM 5 9ft 10 (3.00m) x 6ft 10 (2.08m) (measurements approximate due to part sloping ceiling) front aspect double glazed window, natural wood exposed floorboards.

BEDROOM 3 11ft 9 (3.60m) x 10ft 2 (3.11m) (measurements approximate due to sloping ceiling) feature sloping ceiling with rear aspect double glazed window overlooking rear garden, radiator, door frame leading through to bedroom 4.

BEDROOM 4 11ft (3.37m) x 10ft (3.06m) (measurements approximate due to sloping ceiling) (walk through bedroom 3 to get to bedroom 4) front aspect room via double glazed window.

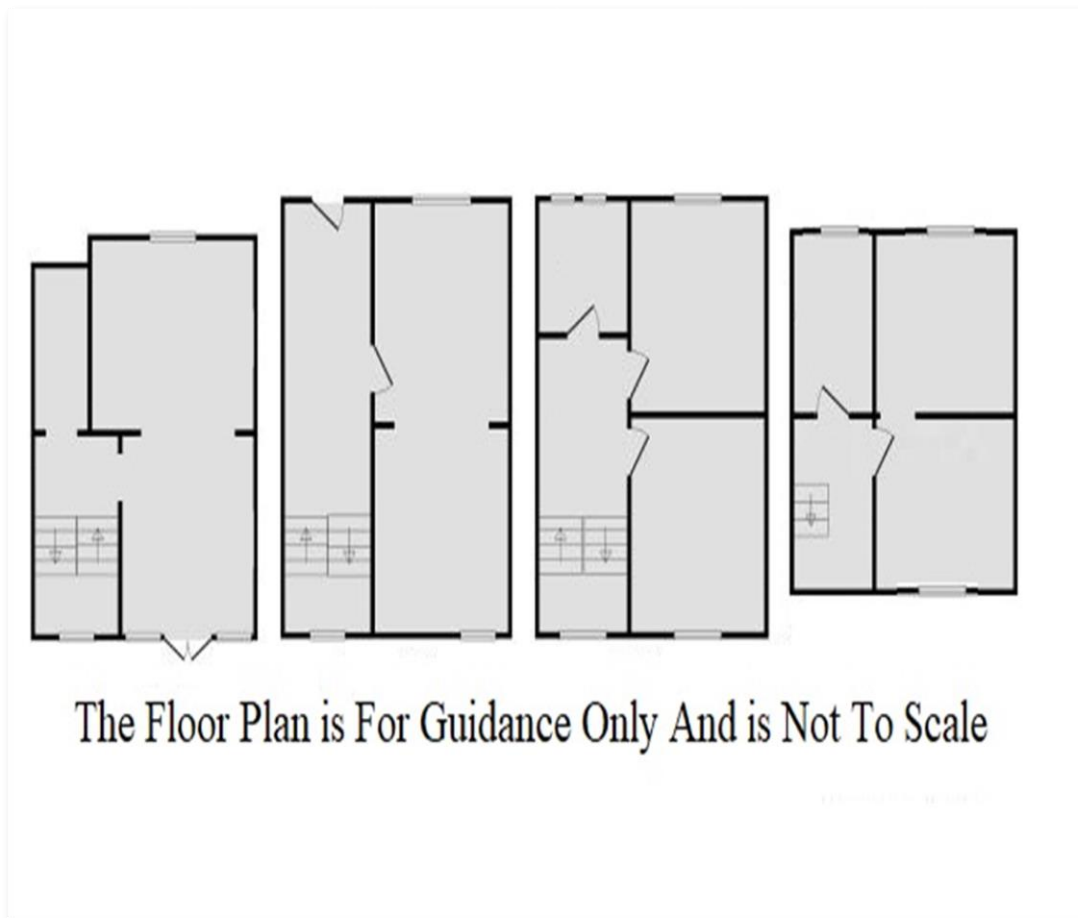
OUTSIDE to the rear of the property there is an enclosed decked and lawned rear garden together with lower ground flagstone patio area, rear garden is approximately 41ft 2 (12.56m) reducing to 30ft (9.16m) x 18ft 5 (5.62m) reducing to 7ft 7 (2.33m) main garden area is L-shaped with wooden decked area, outside tap, decorative slate chippings leading to lawned garden area, rear wooden gates providing provision for off road parking in the rear garden.

COUNCIL TAX – Portsmouth City Council – Band ‘C’ - £1,760.67 (2023/2024)

FREEHOLD

BROADBAND/MOBILE SUPPLY CHECK – online at ‘Ofcom checker’ OR via the following link - <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

SCAN QR CODE FOR DIRECT ACCESS TO ALL OUR PROPERTIES



PLEASE BE AWARE THAT UNDER THE NEW REGULATIONS ON MONEY LAUNDERING, WE NOW REQUIRE PROOF OF ID AND CURRENT ADDRESS BEFORE A SALE CAN BE AGREED AND SOLICITORS INSTRUCTED. We are obliged to inform you that we intend offering to prospective purchasers financial assistance, assurance, insurance and estate agency services together with any other special offers which may be available from time to time from which we may receive additional commission or introductory fees. The information in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. Any photographs used are reproduced for general information and it must not be inferred that any item is included for sale with the property. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property that is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyors report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale. All details, descriptions, measurements, photographs and anything produced by Bushnell Porter with regard to the marketing of the property remains their copyright at all times and must not be reproduced, copied or shared in any way shape or form.

These particulars are believed to be correct but their accuracy is not guaranteed, nor do they constitute an offer or contract. REF: TK/SC/231023/4716



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 60 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

