

bushnell porter



Fernhurst Road Southsea, PO4 8AA



- Entrance hall
- Front aspect lounge with bay window
- Dining room
- Study area
- Kitchen
- Lean to/conservatory
- Three bedrooms
- Upstairs shower room
- Gas central heating and double glazing
- Enclosed lawned rear garden
- Cul-de-sac location



Independent Estate Agents

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A three bedroom two reception room mid terrace double bay and forecourt house situated in Cul-de-sac location just off of Devonshire Avenue.

ACCOMMODATION

COURTESY ENTRANCE PORCH via double glazed French doors, part panelled part frosted single glazed front door with adjacent frosted single glazed windows leading through to entrance hall.

ENTRANCE HALL entrance hall, stairs rising to first floor, panelled radiator, wood grain laminate flooring, doors to all rooms, central heating room thermostat, understairs storage cupboard.

LOUNGE 12ft 5 (3.80m) x 11ft 5 (3.48m) plus deep front aspect double glazed bay window approximately 6ft 8 (2.04m) x 3ft (0.91m) westerly facing room via double glazed windows, central chimney breast with wooden mantle, brick surround, adjacent storage shelves, end cupboard via louvered doors, frosted borrowed light from entrance hall and dining room, panelled radiator, two wall light points.

DINING ROOM 13ft (3.95m) x 10ft 4 (3.16m) wood grain effect laminate flooring throughout dining room leading through to study area, storage cupboard built into chimney breast via louvered doors, panelled radiator, archway leading through to kitchen and study area.

STUDY AREA 8ft 9 (2.68m) x 7ft 9 (2.37m) (measurements taken to built-in storage cupboards) easterly facing rear aspect room via double glazed window overlooking rear garden, range of storage cupboards via louvered doors, panelled radiator, single glazed side aspect door leading to lean to/conservatory.

KITCHEN 11ft 2 (3.41m) x 6ft 10 (2.08m) cream units with brushed steel effect furniture, one and half bowl stainless steel inset sink unit with chrome monobloc swan neck mixer tap over, wood block effect roll edge work surfaces with tiled splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards, space for integrated day fridge and slim-line dishwasher, electric oven and grill, adjacent four ring gas hob, cooker hood over, wood grain effect vinyl flooring, part panelled part frosted single glazed door to lean to/conservatory.

LEAN TO/CONSERVATORY 7ft 1 (2.17m) x 6ft 2 (1.89m) easterly facing rear aspect room via part panelled part single glazed door with adjacent single glazed windows leading out onto rear garden, double glazed polycarbonate sloping roof, space for washing machine, space for freestanding fridge/freezer.

FIRST FLOOR GALLERIED LANDING doors to all rooms.

BEDROOM 1 12ft 4 (3.76m) x 9ft 2 (2.79m) (measurements taken to built-in wardrobes either side of chimney breast) plus front aspect double glazed bay window approximately 6ft 9 (2.04m) x 3ft (0.92m) westerly facing room via double glazed windows, central chimney breast with his and hers built-in double wardrobes either side of chimney breast concealing hanging rail and storage shelf space, blanket cupboards over, panelled radiator, three light points.

BEDROOM 2 13ft (3.97m) x 8ft 10 (2.69m) easterly facing rear aspect room via double glazed windows overlooking rear gardens, central chimney breast with built-in double wardrobe to side of chimney breast via louvered door, blanket cupboards over, further built-in dressing table with storage cupboard below, blanket cupboards over via louvered doors, panelled radiator.

BEDROOM 3 11ft (3.36m) x 7ft 4 (2.23m) easterly facing rear aspect room via double glazed window overlooking rear gardens, panelled radiator.

SHOWER ROOM 7ft 7 (2.32m) x 5ft 9 (1.76m) westerly facing front aspect room via frosted double glazed window, white three piece suite comprising walk-in shower cubicle with two tiled walls, glazed screen, shower mixer, oval vanity basin with chrome taps, wood grain panel effect storage cupboard below with enamel furniture, close coupled wc, panelled radiator, tiling to all walls to picture rail height, access to roof space via pull-down ladder, wood grain effect flooring.

OUTSIDE to the front of the property there is a paved forecourt area with retaining brick wall, gate, to the rear of the property there is an enclosed easterly facing rear garden approximately 25ft 10 (7.87m) x 19ft (2.79m) paved patio area, lawn area, brick built storage shed with adjacent single glazed window, wooden gate.

PARKING PERMIT ZONE – ME - Annual Fees apply, for current rates see Portsmouth City Council link - <https://www.portsmouth.gov.uk/services/parking-roads-and-travel/parking/resident-parking-permits/>

COUNCIL TAX – Portsmouth City Council – Band C - £1,938.59 (2025/2026)

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



The Floor Plan is For Guidance Only And is Not To Scale

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

