

bushnell porter



Manners Road Southsea PO4 0BA



- Entrance hall
- Front aspect lounge with bay window and cast iron fireplace
- Dining room
- Kitchen/breakfast room
- Cream panel effect shaker design kitchen units
- Cellar rooms
- Three bedrooms
- White three piece upstairs bathroom suite
- Gas central heating and double glazing
- Enclosed rear garden
- Period features throughout



Independent Estate Agents

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A three bedroom two/three reception room single bay and forecourt house with period features throughout and having the added benefit of a full height cellar.

ACCOMMODATION

ENTRANCE HALL via part panelled part frosted leadlight coloured glazed front door with matching fanlight over, period skirting boards, dado rail, decorative plaster arch, ceiling coving, plain plastered ceiling, natural wood exposed period floorboards, panelled radiator, natural wood period panelled doors to all rooms, glazed door to kitchen.

CELLAR staircase down from entrance hall.

CELLAR ENTRANCE AREA with gas meter, electrical trip switches, understairs storage area.

CELLAR ROOM 23ft 9 (7.26m) x 12ft 6 (3.81m) reducing to 9ft 10 (3.00m) two high level glazed windows to front of cellar room, one to the rear, feature arched chimney breast, panelled radiator, electric meter, plain plastered ceiling with inset ceiling spotlights.

LOUNGE 11ft 9 (3.60m) x 12ft 4 (3.78m) plus deep front aspect double glazed bay window approximately 6ft 6 (2.00m) x 2ft 9 (1.84m) central chimney breast with period style cast iron fire surround, decorative cast iron back, cast iron grate and tiled hearth, adjacent built-in storage cupboard via panel effect door with pewter effect furniture, feature vertical roll top radiator, period natural wood exposed floorboards, double height skirting boards, decorative coving, ceiling rose, period part panelled part frosted single glazed bi-fold doors leading through to dining room.

DINING ROOM 11ft 7 (3.53m) x 9ft 9 (2.97m) rear aspect room via part panelled part single glazed French doors opening out onto side lean to, natural wood exposed floorboards, panelled radiator, double height period skirting boards, decorative coving and ceiling rose.

SIDE LEAN TO with period tiled flooring, part panelled part single glazed door with adjacent single glazed windows leading out to rear garden.

KITCHEN/BREAKFAST ROOM 19ft 3 (5.87m) x 10ft 5 (3.17m) plus side aspect period bay window with original sashes, breakfast area with panelled radiator, natural wood exposed floorboards throughout kitchen/breakfast room. Kitchen comprising cream panel effect shaker design units with brushed steel furniture, one and half bowl stainless steel inset sink unit with chrome monobloc swan neck mixer tap over, wood block work surfaces with cork tiled splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards with under and over pelmets, under pelmet lighting, built-in brushed steel electric eyelevel oven and grill, adjacent four ring brushed steel gas hob with brushed steel splashback and matching cooker hood over, cutlery and pan drawers below, space for freestanding fridge/freezer, space for washing machine, space for dishwasher, larder cupboard, cupboard housing boiler, further side aspect double glazed window, adjacent double glazed French doors opening out onto rear garden, plain plastered ceiling with inset ceiling spotlights.

FIRST FLOOR GALLERIED LANDING with banister, carved spindles and newel post, access to roof space, period style ceiling coving, plain plastered ceiling, period natural wood panelled doors to all rooms, period skirting boards and dado rail.

BEDROOM 1 16ft 1 (4.92m) x 11ft 10 (3.62m) front aspect room via double glazed windows, central chimney breast with period marble mantle and surround, cast iron back with decorative tiled inserts, cast iron grate, panelled radiator, period skirting boards, coving and decorative ceiling rose, plain plastered ceiling.

BEDROOM 2 11ft 7 (3.54m) x 9ft 9 (2.97m) rear aspect room via double glazed window overlooking rear gardens, central chimney breast with period cast iron fire surround with cast iron mantle, inset mirror, decorative cast iron surround below with cast iron grate, period skirting boards, plain plastered ceiling, panelled radiator.

BEDROOM 3 10ft 5 (3.17m) x 10ft 1 (3.07m) side aspect room via double glazed window, panelled radiator, plain plastered ceiling.

FAMILY BATHROOM 8ft 9 (2.68m) x 7ft (2.12m) reducing to 3ft 10 (1.17m) L-shaped side aspect room via frosted double glazed window, white three piece suite comprising deep panel enclosed bath with white tiled surround, chrome bath mixer and pop-up waste, separate chrome shower mixer over with separate hand held shower head and principle sunflower shower head over, glazed screen, close coupled wc, pedestal wash hand basin with chrome monobloc mixer tap and pop-up waste, tiled splashback, tiled flooring, chrome towel rail/radiator, plain plastered ceiling with inset ceiling spotlights, extractor fan, wall light point with mirror and shaver point.

OUTSIDE to the front of the property there is a forecourt approach with period tiled flooring, original coal hole hatch adjacent to windows giving light to cellar room. To the rear of the property there is an enclosed paved and artificially turfed rear garden approximately 20ft 10 (6.35m) x 16ft 7 (5.07m) paved patio area, central artificially turfed area, rear raised decked area and pergola, side storage area, outside tap, courtesy light.

NB: AGENTS NOTES an internal inspection is highly recommended to appreciate size, layout and array of period features that this three bedroom family home has to offer.

PARKING PERMIT ZONE - MB- 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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REF: TK/SC/260825/4824



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

