

bushnell porter



**Bristol Road
Southsea PO4 9QH**



- Front aspect lounge with bay window and period style fireplace
- Family room/dining room
- White high gloss rear aspect westerly facing kitchen
- Utility room
- Ground floor wc
- Three bedrooms
- Dressing room
- Four piece family bathroom suite
- Gas central heating
- Period sash windows and features throughout
- Enclosed westerly facing rear garden with rear access
- Off road parking
- No forward chain



Independent Estate Agents

28 Marmion Road, Southsea, Hampshire PO5 2BA
t: 023 9283 2828 e: southsea@bushnellporter.com w: www.bushnellporter.com

Directors: Tim Kingsbury, Marcus Redmayne-Porter
Registered in England and Wales No. 3184424 Registered Office: Gateway House, Tollgate, Chandlers Ford SO53 3YA

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A three bedroom two/three reception room period style family house situated in the location of Bristol Road with the added benefit of off road parking. The property is being sold with no forward chain.

ACCOMMODATION

ENTRANCE HALL via wood grain panelled front door with frosted single glazed window and matching fanlight over, stairs rising to first floor with natural wood banister, carved spindles and newel post, understairs panelling, understairs storage cupboard via panelled door, cupboard housing gas and electric meters, panelled radiator, wood grain varnished flooring, period style skirting boards, dado rail and ceiling coving, period style panelled doors to all rooms.

LOUNGE 12ft 6 (3.83m) x 11ft 7 (3.53m) plus front aspect easterly facing bay window with period sashes, central chimney breast with cast iron period style fire surround, tiled inserts, cast iron grate, slate hearth (we are advised by the vendor that the fireplace is open), panelled radiator, television point, telephone point, period style skirting boards, ceiling coving.

FAMILY ROOM/DINING ROOM (Previously two rooms) 20ft 9 (6.32m) x 12ft 10 (3.93m) dual aspect room. To the front easterly facing period sash window overlooking off road parking area. To the rear period sash window overlooking utility room, two panelled radiators, television point, natural wood mantle and surround with decorative cast iron back and grate, slate hearth, period ceiling coving and skirting boards, period style panelled door leading through to kitchen.

KITCHEN 13ft 8 (4.18m) x 9ft 3 (2.82m) Dual side and rear aspect room. To the side part panelled part single glazed natural wood framed door to utility room. Further rear aspect westerly facing double glazed window overlooking rear garden. Kitchen comprising white high gloss units with brushed steel effect furniture, one and half bowl stainless steel inset sink unit with chrome monobloc mixer tap over, granite effect roll edge work surfaces with tiled splashback, range of storage cupboards and drawers under, matching eyelevel storage cupboards, space for freestanding fridge/freezer, built-in brushed steel double oven and grill with four ring brushed steel gas hob and integrated cooker hood over. Cupboard housing boiler. Tiled flooring, television point.

UTILITY ROOM (INCORPORATING WC) 9ft 4 (2.84m) x 5ft 10 (1.79m) Space for washing machine and tumble dryer with granite effect work surfaces over, tiled flooring, two double glazed skylight window, part panelled part glazed bevel edge door to rear garden, natural wood part panelled part frosted glazed door to ground floor wc. **WC** Two piece suite comprising close coupled wc, white corner wash hand basin with chrome monobloc mixer tap, tiled flooring, rear aspect double glazed window.

FIRST FLOOR LANDING via return staircase with natural wood banister, carved spindles and newel post. Landing with panelled radiator, side aspect period sash window, access to roof space via ladder to boarded and insulated loft with lighting. Period style skirting boards and dado rail, period style panelled door to all rooms.

BEDROOM 1 12ft 6 (3.83m) x 11ft 7 (3.55m) Easterly facing front aspect room via period sash window, panelled radiator, central chimney breast with cast iron mantle and decorative cast iron surround, decorative tiled inserts, cast iron grate and slate hearth, natural wood exposed floorboards.

BEDROOM 2 13ft (3.95m) x 10ft 5 (3.17m) Easterly facing front aspect room via period sash window, natural wood exposed floorboards, panelled radiator.

BEDROOM 3 13ft (3.98m) x 7ft 1 (2.17m) Westerly facing rear aspect room via period sash window overlooking rear gardens, panelled radiator, telephone points, television point, period style skirting boards and dado rail.

DRESSING ROOM 5ft 2 (1.57m) x 5ft 2 (1.59m) (measurements taken to inside of built-in wardrobe) Built-in wardrobe with mirror fronted sliding doors concealing hanging rail and storage shelf space, side aspect casement window.

FAMILY BATHROOM 10ft 5 (3.17m) reducing to 8ft 3 (2.52m) x 8ft 2 (2.50m) Four piece suite comprising panel enclosed bath with chrome taps, tiled surround, close coupled wc, period style pedestal wash hand basin with chrome taps and tiled splashback, shower cubicle with two tiled walls, glazed door/screen, chrome shower mixer, panelled radiator, natural wood exposed floorboards.

OUTSIDE To the front of the property there is a deep forecourt approach with well stocked flower borders with mature flowers and shrubs, concrete driveway with off road parking available. To the rear of the property there is an enclosed westerly facing walled garden approximately 20ft 9 (6.33m) x 23ft 2 (7.07m) central block paved herringbone design patio area with raised railway sleeper fronted flower border with mature trees and shrubs, further matching flower borders, greenhouse, rear access via wooden gate, panelled door to brick built storage shed/work shop.

BRICK BUILT STORAGE SHED/WORKSHOP 10ft 5 (3.18m) x 5ft 2 (1.59m) power and lighting point, single glazed window.

NB: AGENTS NOTES an internal inspection is highly recommended to appreciate this three bedroom two/three reception room period house with period features that is situated off Highland Road and close to Southsea Seafront.

PARKING PERMIT ZONE - MG- 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 D - £2,180.92 (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/040925/4826



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

