

bushnell porter



**Langstone Road
Portsmouth PO3 6BT**



- Entrance hall
- Front aspect lounge
- Rear aspect dining room
- Kitchen
- Conservatory
- Ground floor wc
- Three bedrooms
- Upstairs bathroom suite
- Electric heating
- Double glazing
- Enclosed paved and artificially turfed rear garden
- Storage garage
- 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

Other Offices in Hampshire



A three bedroom, two reception room double bay and forecourt house with period features and the added benefit of storage garage to the rear.

ACCOMMODATION

ENTRANCE PORCH via double glazed French doors with adjacent double glazed windows, tiled flooring, frosted double glazed inner front door leading to entrance hall.

ENTRANCE HALL with stairs rising to first floor, wall mounted electric heater, telephone point, period panelled doors to all rooms, understairs storage cupboard housing gas and electric meters and fuses.

LOUNGE 13ft (3.96m) x 11ft 10 (3.62m) plus front aspect double glazed bay window, wall mounted electric heater, central chimney breast with tiled mantelpiece and surround, tiled back and hearth, period skirting boards, picture rail, coving and ceiling rose.

DINING ROOM 12ft 3 (3.74m) x 10ft 1 (3.09m) rear aspect room via part panelled part single glazed door with adjacent single glazed windows and fanlight over overlooking conservatory, central chimney breast with adjacent period style built-in dresser with glazed eyelevel storage cupboard with shelving, storage drawers and cupboards below, period skirting boards and picture rail.

KITCHEN 9ft 3 (2.82m) x 8ft 5 (2.57m) rear aspect room via part panelled part single glazed door with adjacent single glazed window leading through to conservatory, kitchen comprising single bowl single drainer stainless steel sink with electric water heater over, work surfaces with range of storage cupboards below, further range of eyelevel storage cupboards, space for cooker, space for fridge/freezer, vinyl flooring, built-in pantry with shelving space.

CONSERVATORY 16ft (4.87m) x 9ft (2.75m) rear aspect room via double glazed French doors opening out onto block paved and artificially turfed rear garden, adjacent double glazed windows, double glazed polycarbonate sloping roof, space for washing machine, door to storage cupboard and shelving, adjacent door giving access to ground floor wc.

GROUND FLOOR WC comprising high level suite, rear aspect single glazed window.

FIRST FLOOR LANDING access to roof space.

BEDROOM 1 13ft (3.96m) reducing to 11ft 9 (3.58m) x 11ft 10 (3.62m) plus front aspect double glazed bay window, central chimney breast with wooden mantle, tiled back, adjacent built-in period wardrobe with storage cupboard above, storage drawers below.

BEDROOM 2 12ft 3 (3.73m) x 10ft (3.06m) reducing to 8ft 10 (2.70m) rear aspect room via double glazed window overlooking rear gardens, central chimney breast with wooden mantle, adjacent period built-in storage cupboard with blanket cupboards over and storage drawer below.

BEDROOM 3 9ft 1 (2.79m) x 8ft 7 (2.61m) rear aspect room via double glazed window overlooking rear gardens, period picture rail.

BATHROOM three piece suite comprising panel enclosed bath with tiled surround, chrome taps, wall mounted wash hand basin, high level wc, wall mounted boiler, front aspect double glazed window.

OUTSIDE to the front of the property there is a forecourt approach with tiled pathway, patio area with flower borders. To the rear of the property there is an enclosed block paved and artificially turfed rear garden approximately 40ft (12.21m) x the width of the house, block paved patio area with raised sleeper edged flower borders, artificially turfed garden area, rear wooden gate, adjacent wooden door leading to garage.

STORAGE GARAGE 16ft 4 (4.98m) x 9ft 4 (2.85m) single glazed window, power and light points, metal up and over door leading to rear service road with access from Langstone Road.

NB: AGENTS NOTES an internal inspection is highly recommended to appreciate the potential that this three bedroom two reception room family home has to offer.

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

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/131025/4832



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

