

bushnell porter



Posbrooke Road Milton Southsea PO4 8JJ



- Entrance hall via period style front door
- Front aspect lounge with feature brick chimney breast
- White high gloss middle kitchen
- Rear aspect dining room
- Ground floor wc
- Conservatory
- Three bedrooms
- White three piece upstairs bathroom suite
- Gas central heating and double glazing
- Period features
- Enclosed Southerly aspect lawned rear garden
- Close to Milton Park



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A three bedroom two reception room single bay and forecourt house with southerly aspect rear garden situated close to Milton Park.

ACCOMMODATION

ENTRANCE HALL via part panelled part frosted leadlight coloured glazed front door with matching fanlight over, stairs rising to first floor with natural wood banister, cast spindles and newel post, panelled radiator, period skirting boards, dado rail, ceiling coving, natural wood panelled period style doors to all rooms, understairs storage cupboard housing electric meter and fuses, high level cupboard housing gas meter.

LOUNGE 12ft (3.64m) x 10ft (3.04m) plus front aspect bay window with period style sashes, central exposed brick chimney breast with logging burning stove, panelled radiator, period skirting boards, coving and decorative ceiling rose.

KITCHEN 12ft 9 (3.90m) reducing to 10ft (3.07m) x 7ft 9 (2.37m) reducing to 4ft (1.21m) rear aspect room via part panelled part frosted double glazed door leading to rear garden, kitchen comprising white high gloss units with brushed steel effect furniture, granite effect work surfaces with tiled splashback, range of storage cupboards and drawers under, further eyelevel storage cupboards, space for washing machine, space for freestanding fridge/freezer, built-in brushed steel electric oven and grill with four ring electric hob and brushed steel cooker hood over, panelled radiator, tiled flooring, wall mounted boiler.

DINING ROOM 12ft (3.66m) x 9ft 4 (2.86m) plus entrance recess, central chimney breast with period cast iron mantle and decorative surround, exposed painted floorboards, panelled radiator, side aspect double glazed window, natural wood part panelled part single glazed period style door leading through to conservatory with adjacent single glazed windows, period skirting boards and picture rail.

CONSERVATORY 10ft (3.03m) x 8ft 6 (2.59m) (incorporating ground floor wc) conservatory with stone flooring with underfloor heating, double glazed French doors opening out onto southerly aspect rear garden with adjacent double glazed windows, double glazed polycarbonate sloping roof, power and light points, period style natural wood panelled door leading to ground floor wc.

GROUND FLOOR WC comprising close coupled suite, double glazed side aspect window and stone tiled flooring.

FIRST FLOOR GALLERIED LANDING with natural wood banister, carved spindles and newel post, period style natural wood panelled doors to all rooms, access to roof space via pull down ladder.

BEDROOM 1 13ft 2 (4.03m) x 12ft (3.65m) front aspect room via double glazed period style sliding sash window, central chimney breast with period cast iron mantle and decorative surround, slate hearth, adjacent period built-in wardrobe via natural wood panelled doors, storage drawer below, exposed varnished floorboards, panelled radiator.

BEDROOM 2 10ft 1 (3.09m) x 7ft 9 (2.37m) southerly rear aspect room via double glazed period style sliding sash window, exposed varnished floorboards, panelled radiator.

BEDROOM 3 8ft (2.44m) x 8ft 3 (2.51m) plus deep entrance recess, southerly rear aspect room via double glazed period style sliding sash window, period style built-in wardrobe with natural wood panelled door, exposed varnished floorboards.

BATHROOM White three piece suite comprising panel enclosed bath, chrome bath and shower mixer, separate hand held shower head, principle sunflower shower head over, glazed screen, white bevel edge tiled surround, wash hand basin built into work surface with chrome monobloc mixer tap, white high gloss storage cupboards below, adjacent close coupled wc with concealed cistern, shaver point, frosted side aspect double glazed window.

OUTSIDE to the front of the property there is a forecourt approach with period tiled flooring, wrought iron and glass canopy. To the rear of the property there is an enclosed southerly aspect rear garden approximately 25ft 7 (7.81m) x 13ft 6 (4.11m) raised deck area immediately behind conservatory, side storage area, main lawn with further rear concrete area with space for table and chairs, wooden fencing.

PARKING PERMIT ZONE – NB - Proposed area under consultation. 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



Ground Floor

First Floor

The Floor Plan is For Guidance Only And Not To Scale

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

