

bushnell porter



Highland Street Eastney, Southsea PO4 9NL



- Entrance lobby
- Open plan lounge/dining room
- Grey rear aspect kitchen
- Two bedrooms
- Upstairs shower room
- Gas central heating
- Double glazing
- Flagstone and decked easterly facing rear garden
- Close to Bransbury Park and Eastney Seafront



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 two bedroom mid terrace house with easterly facing rear and westerly facing front orientation with split level flagstone and decked rear garden situated in the requested "Eastney Village" location.

ACCOMMODATION

ENTRANCE LOBBY via part panelled part frosted double glazed front door, wood grain effect flooring, frosted borrowed light from lounge/dining room, part panelled part frosted single glazed door to lounge/dining room, high level cupboard housing gas and electric meters.

LOUNGE/DINING ROOM 20ft 4 (6.20m) x 12ft 5 (3.80m) dual front to rear aspect room, to the front westerly facing double glazed window, to the rear double glazed window overlooking side storage area, staircase rising to first floor with natural wood banister, carved spindles and newel post, understairs storage area, two contemporary style panelled radiators, oak wood grain effect flooring throughout, plain plastered ceiling with inset ceiling spotlights, central display niche, archway leading through to kitchen, central heating room thermostat.

KITCHEN 10ft 5 (3.17m) x 7ft (2.13m) dual side and rear aspect room, to the side double glazed window with adjacent part panelled part double glazed door to rear garden, further rear aspect double glazed window overlooking flagstone and decked rear garden, kitchen comprising grey units, single bowl single drainer inset composite quartz graphite sink unit with monobloc swan neck mixer tap over, wood block roll edge work surfaces with matching splashback, further tiled splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards, integrated fridge/freezer, integrated dishwasher, space for washing machine, built-in brushed steel electric oven with four ring electric induction hob, glass splashback and integrated cooker hood over, cupboard housing boiler, porcelain floor tiles, plain plastered ceiling.

FIRST FLOOR GALLERIED LANDING with banister, carved spindles and newel post, period style panelled doors to all rooms, access to roof space, plain plastered ceiling.

BEDROOM 1 13ft 2 (4.03m) reducing to 8ft 10 (2.69m) x 10ft 2 (3.12m) reducing to 7ft 5 (2.26m) (measurements taken to built-in wardrobes), L-shaped front aspect room via westerly facing double glazed window, contemporary style panelled radiator, frosted borrowed light from landing, plain plastered ceiling with inset ceiling spotlights, full length built-in wardrobes concealing hanging rail and storage shelf space.

BEDROOM 2 10ft 5 (3.19m) x 7ft (2.15m) dual side and rear aspect room, to the side double glazed window, to the rear double glazed window overlooking rear gardens, wood grain effect flooring, contemporary style panelled radiator, plain plastered ceiling with inset ceiling spotlight.

SHOWER ROOM 6ft 8 (2.04m) x 5ft 5 (1.67m) corner shower cubicle with two stone effect tiled walls, curved door/screen, chrome shower mixer with separate handheld shower head, principle monsoon shower head over, close coupled wc with concealed cistern, rectangular wash hand basin with chrome monobloc mixer tap and pop-up waste, matching storage shelf, storage drawers below via wood grain effect fronts, stone effect tiling to all walls from floor to ceiling, contemporary style radiator/towel rail, wood grain effect flooring, frosted rear aspect double glazed window.

OUTSIDE to the rear of the property there is an enclosed easterly facing split level flagstone and composite decked rear garden, main flagstone patio area with outside tap, side storage area, steps rising to decked area with built-in seating and flower beds enclosed by wooden fencing.

NB: AGENTS NOTES an internal inspection is highly recommended to appreciate this two bedroom house that is situated in the requested "Eastney Village" part of Southsea.

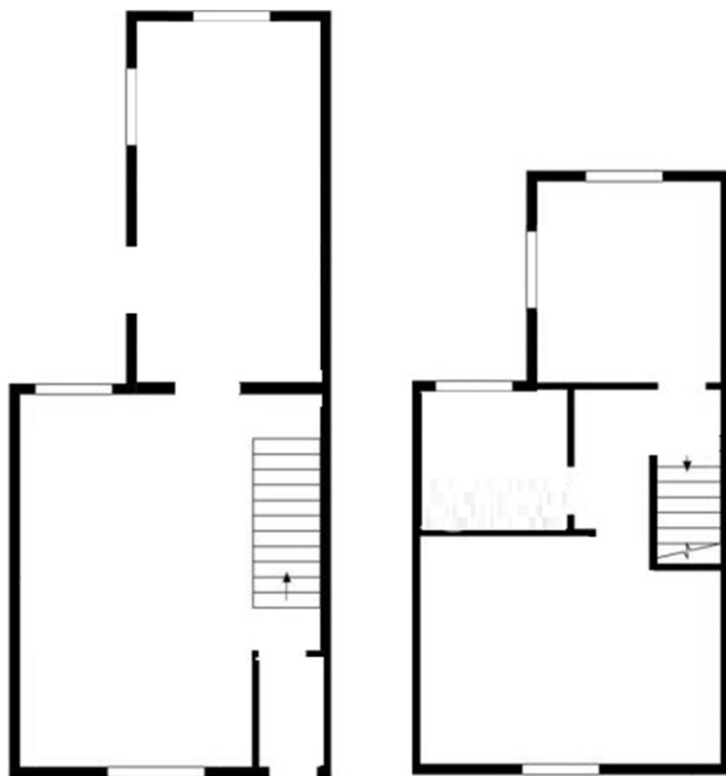
PARKING PERMIT ZONE – MG - Annual Fees apply, for current rates see Portsmouth City Council link - <https://www.portsmouth.gov.uk/services/parking-roads-and-travel/parking/resident-parking-permits/>

COUNCIL TAX – Portsmouth City Council – Band B - £1,696.27 (2025/2026)

FREEHOLD

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

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REF: TK/SC/261125/4839



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

