



Guide Price

£500,000 Freehold



3 Allens Road
Southsea
Hampshire
PO4 0QB

- Extensive Renovation Throughout
- Five Bedrooms
- Three Reception Rooms
- Two Bathrooms Plus Downstairs WC

Email - southsea@jeffries.co.uk Tel - 023 9236 1111

"A stunning example of a recently renovated period home..... An opportunity to buy in the sought after location of Allens Road, Southsea. The beautifully presented accommodation of this substantial home includes five bedrooms, luxury fitted family bathroom and separate shower room, three reception rooms, a gorgeous contemporary fitted kitchen and downstairs cloakroom. The rear garden offers a low maintenance retreat with rear pedestrian access. The property is double glazed, has new gas central heating and benefits from no forward chain. Internal viewing is a must and can be arranged by calling Jeffries on, 023 9236 1111."

Amy Best, Sales Manager, Southsea

HALLWAY

Laminate flooring, radiator, stairs to first floor, under stair storage cupboard, doors to:-

RECEPTION ROOM ONE

11' 11" x 11' 11" into recess (3.65m x 3.64m) Double glazed bay window to front aspect, feature fireplace, archway opening to reception room two, radiator.

RECEPTION ROOM TWO

11' 0" x 12' 0" into recess (3.36m x 3.68m) Radiator, double glazed doors to side aspect.

CLOAKROOM

Low level WC, wash hand basin with mixer tap and vanity storage, tiled flooring, double glazed window to side aspect.

KITCHEN/DINER

28' 4" x 10' 6" (8.65m x 3.22m) Three double glazed windows to side aspect, double glazed window to rear aspect, double glazed doors to garden, spot lighting, radiator, laminate flooring, modern fitted kitchen comprising a range of wall and base units incorporating square edge work surfaces, stainless steel sink and drainer unit with mixer tap, integral gas hob with extractor hood, integral double oven, integral dishwasher, space and plumbing for washing machine, integral fridge and freezer, tiled to principal areas, feature inset LED plinth lighting.

FIRST FLOOR LANDING

Stairs to second floor, double glazed window to side aspect, doors to:-

BEDROOM TWO

15' 3" into bay x 15' 11" into recess (4.66m x 4.86m) Two double glazed windows to front aspect, radiator.

BEDROOM THREE

10' 10" x 12' 0" into recess (3.32m x 3.67m) Double glazed window to rear aspect, radiator.

CLOAKROOM

Low level WC, tiled flooring, double glazed window to side aspect.

BATHROOM

6' 8" x 7' 4" (2.05m x 2.24m) Fitted bathroom suite comprising tiled bath with rainwater shower unit and additional body shower, wash hand basin with mixer tap, heated towel rail, tiled flooring, double glazed window to side aspect, feature sensor lighting and spot lighting, extractor fan, fitted hand sensor vanity mirror.

BEDROOM FIVE

9' 11" x 7' 4" (3.03m x 2.24m) Double glazed window to side aspect, radiator.

BEDROOM FOUR

10' 10" x 10' 6" (3.31m x 3.22m) Double glazed window to rear aspect, radiator.

SECOND FLOOR LANDING

Double glazed window to side aspect, radiator, split level landing leading to master bedroom and shower room.

MASTER BEDROOM

17' 2" x 14' 8" (5.25m x 4.49m) Two velux style double glazed windows to front aspect, double glazed window to rear aspect, radiator, eaves storage cupboard.

SHOWER ROOM

7' 8" x 10' 7" (2.36m x 3.24m) Double shower cubicle with rainwater shower unit and additional body shower, low level WC, wash hand basin with mixer tap, heated towel rail, tiled walls and flooring, spot lighting, extractor fan, double glazed window to rear aspect, built-in airing cupboard housing 'Vaillant' combination boiler, fitted hand sensor vanity mirror.

GARDEN

27' 2" (8.30m) Mainly laid to paving with rear pedestrian access.



AGENTS' NOTE: All measurements shown are approximate and may have been taken with a sonic measure and therefore should be verified. No electrical, mechanical or gas appliances have been tested by a representative of this company. These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, and neither Jeffries & Partners nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Jeffries & Partners Ltd. Registered in England No. 3185348 registered office: 196 Havant Road, Drayton, Portsmouth, PO6 2EH

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