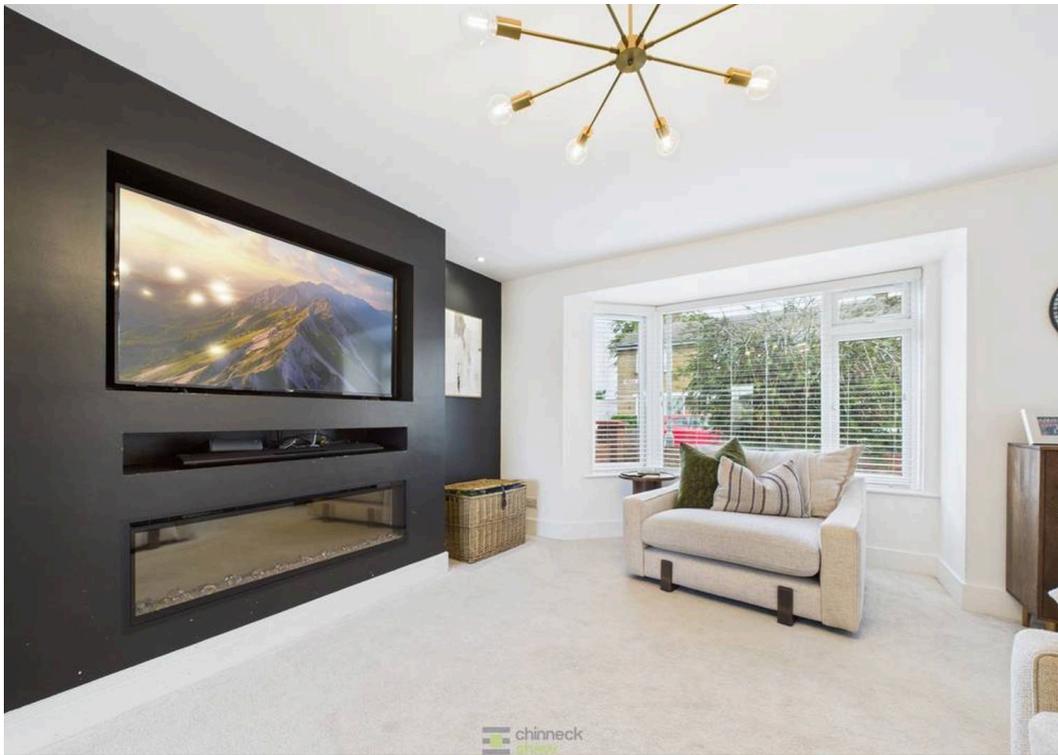




43 Salcombe Avenue, Portsmouth

Offers in Region of £350,000

 chinneckshaw



43 Salcombe Avenue

Portsmouth

This well-presented four-bedroom family home blends contemporary style with practical features in a desirable location. The property welcomes you via a paved forecourt and porch, leading into a hallway that opens onto a bright living room with a bay window. The open-plan layout connects seamlessly to a modern kitchen/diner—perfect for entertaining. Additional ground-floor conveniences include a cloakroom and a separate utility room with space for laundry appliances.

Upstairs, there is a contemporary bathroom with a shower over the bath and ample storage. Two double bedrooms offer space for wardrobes, while bedroom three is currently used as a dressing room. Bedroom four is ideal as a child's room, guest space, or home office, offering flexible use.

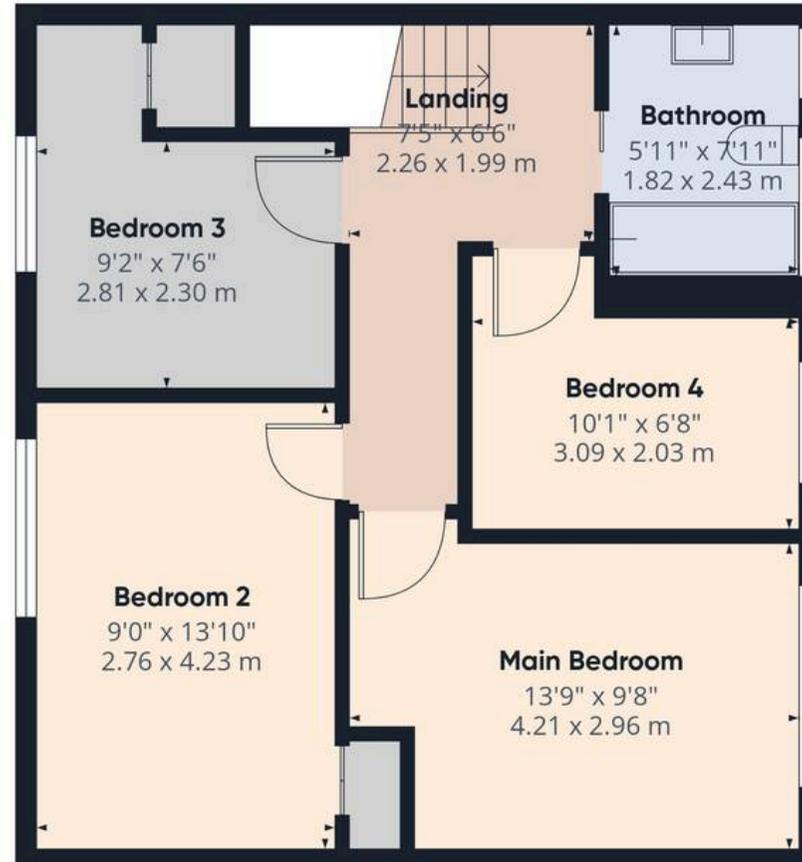
Patio doors lead to a fully enclosed, low-maintenance garden with a large paved terrace, steps to a lawn, an extra patio area, and a brick-built shed. Located within the Admiral Lord Nelson School catchment and close to green spaces, amenities, and transport links.

Material Information • Tenure: Freehold • Council Tax: Band C • Electricity: Mains Supply • Heating: Gas • Water Supply: Mains supply • Sewage: Mains Supply • Broadband: Standard, Superfast and Ultrafast Fibre are all available in this area • Parking: On Street • Mobile: Ofcom official website checker states that EE, Vodafone, O2 and Three available in the area • Flood Risk: Low risk





Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1020 ft²

94.8 m²

Reduced headroom

1 ft²

0.1 m²

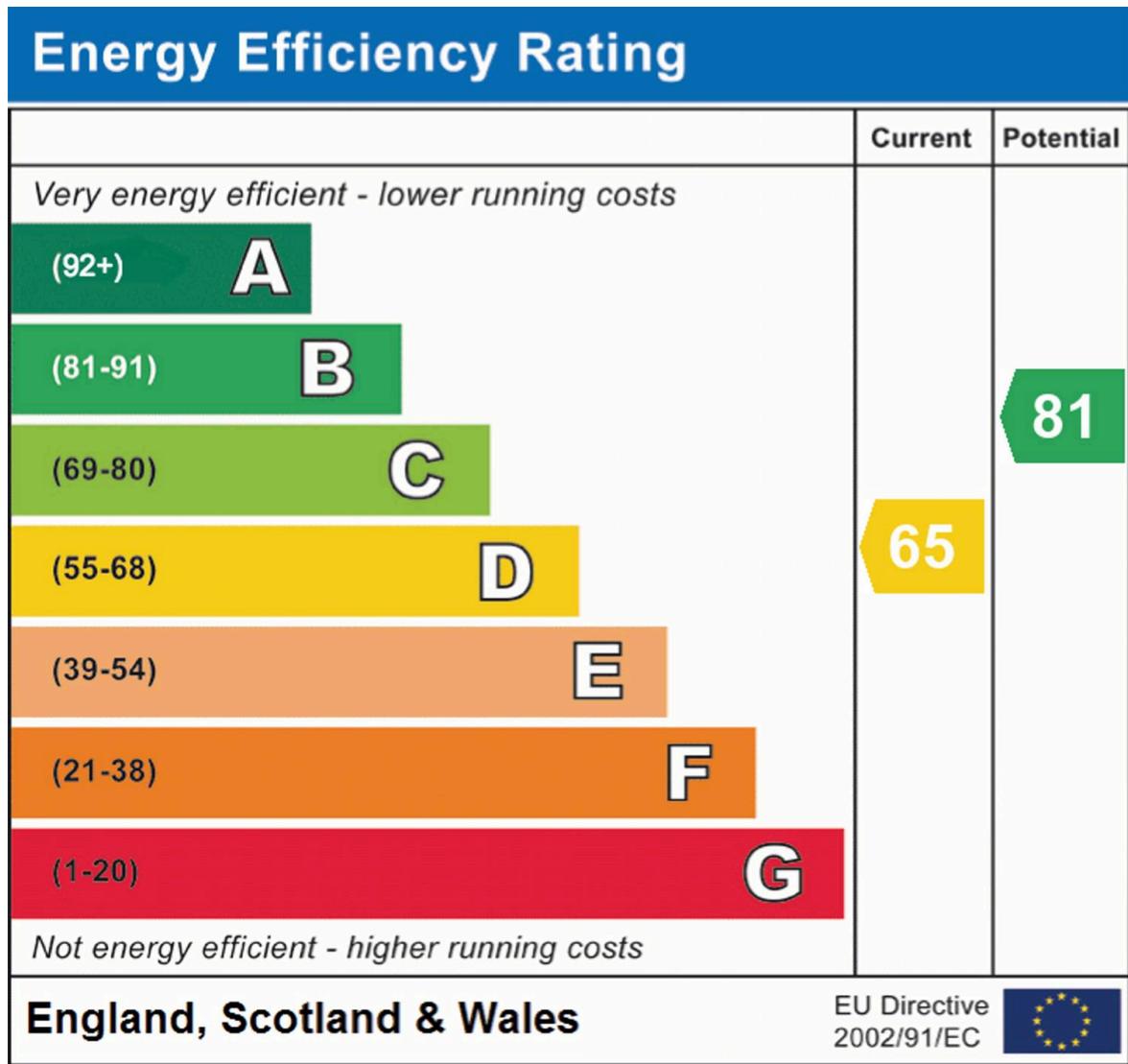
(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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