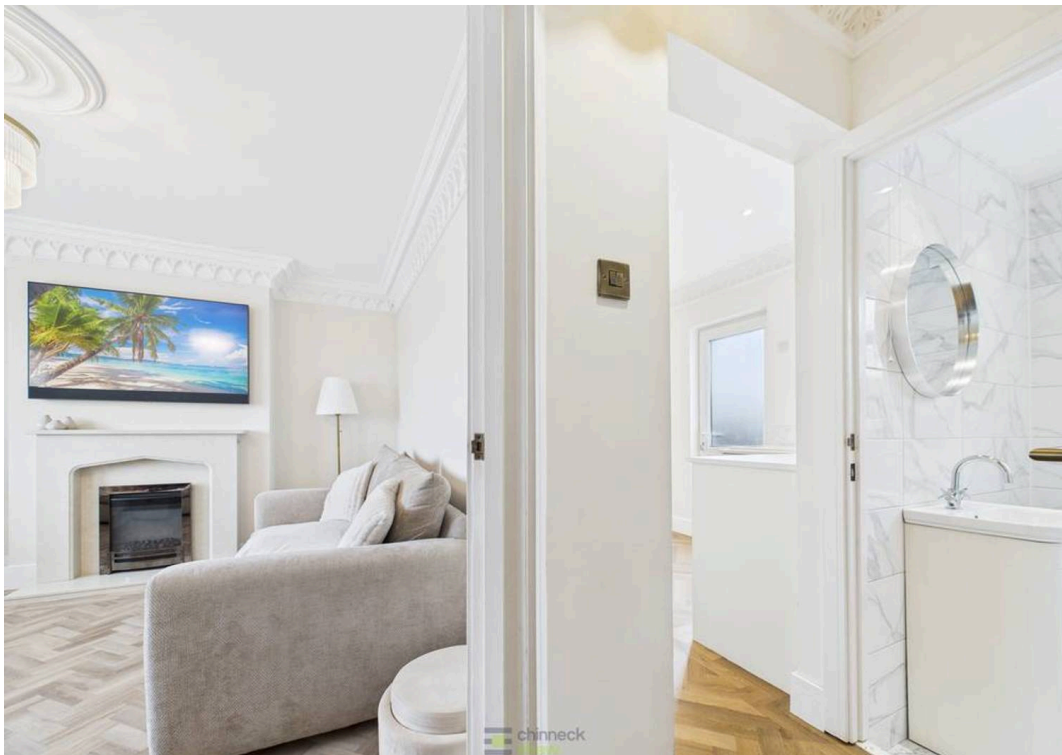




34 Shore Avenue, Southsea

Offers in Region of £325,000





34 Shore Avenue

Southsea

This delightful three-bedroom home offers light-filled, modern living on the edge of Milton Common, ideal for first-time buyers. The inviting hallway leads to a spacious living room with a feature fireplace and two sets of windows, filling the space with natural light. Stylish wood-effect flooring runs throughout the downstairs, complementing the contemporary feel. The modern kitchen provides space for appliances and direct access to the garden, while the downstairs bathroom features sleek tiling.

Upstairs, the main bedroom is a generous double with built-in storage and an ensuite cloakroom. The second double bedroom offers a built-in cupboard, and the third bedroom is perfect for a child, guest, or home office. Additional storage is available on the landing. Outside, the fully enclosed, low-maintenance garden with decking is perfect for play or entertaining, with side access for convenience. Located close to good schools, green spaces, and excellent transport links, this charming property is a fantastic choice for those stepping onto the property ladder.

Material Information • Tenure: Freehold • Council Tax: Band B • 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



Floor 1

Approximate total area⁽¹⁾

669 ft²

62.1 m²

Reduced headroom

5 ft²

0.4 m²

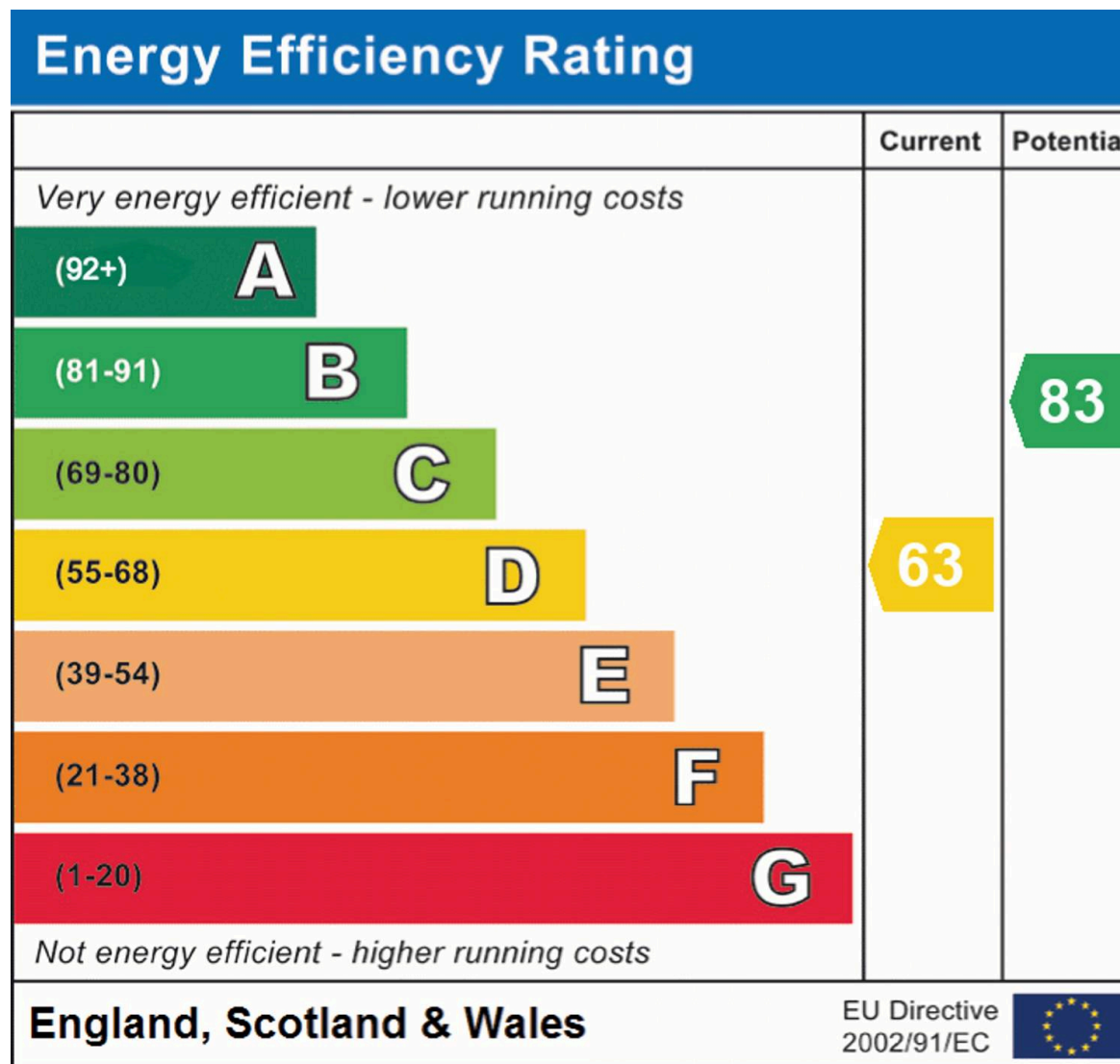
(1) Excluding balconies and terraces

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.

GIRAFFE360



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