

















## AT A GLANCE

-  Sunny West Facing Garden
-  Two Double Bedrooms
-  Two Reception Rooms
-  Modern Stylish Kitchen
-  Modern Bathroom
-  Gas Central Heating
-  Double Glazing
-  End Terrace With Double Bay Windows
-  Great Location
-  Must Be Viewed







## ABOUT THE PROPERTY

This spacious end-of-terrace home is perfectly situated on a quiet and sought-after street between the vibrant areas of Northend and Copnor, both known for their excellent range of local amenities, including shops, cafes, and schools. Offering more space than most homes in the area, this property is ideal for growing families or those looking for versatile living arrangements.

One of the standout features of this home is its modern and stylish kitchen, which opens seamlessly onto the west-facing garden through sleek bi-fold doors. The kitchen itself is a hub for both cooking and entertaining, with ample storage and contemporary finishes. The garden is a perfect outdoor retreat, benefiting from plenty of sunlight throughout the day, ideal for hosting summer barbecues or simply relaxing in a peaceful setting.

Inside, the home boasts two well-proportioned reception rooms, providing flexibility in their use. The separate living room, complete with a charming bay window, offers a cozy space for relaxation, while the second reception room is large enough to accommodate both a dining area and additional seating, making it perfect for family gatherings or entertaining guests.







## ABOUT THE PROPERTY

Upstairs, you'll find two generously sized double bedrooms, each filled with natural light. The main bedroom, with its elegant bay window, enhances the sense of space and airiness, offering a calm retreat after a long day. A modern family bathroom with stylish fittings and fixtures completes the first floor, providing everything you need for convenience and comfort.

With gas central heating and double-glazed windows throughout, this home ensures warmth and energy efficiency, adding to its overall appeal. Whether you're looking for your first family home or a spacious upgrade, this well-maintained property offers a perfect blend of charm, style, and practicality in a highly desirable location.





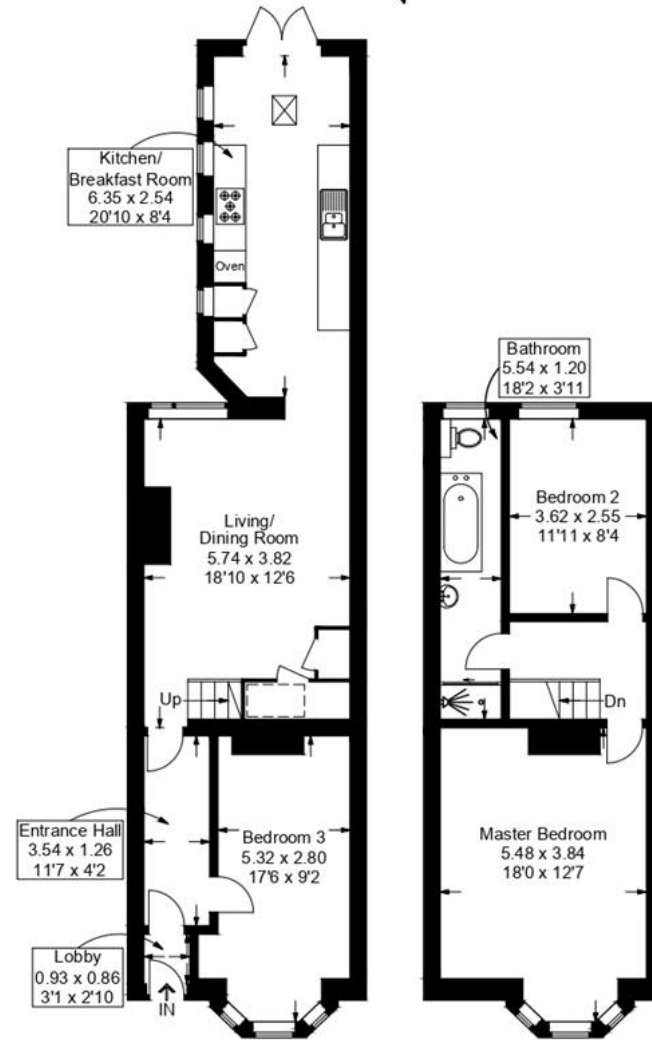






## Wykeham Avenue, Portsmouth

Approximate Gross Internal Area = 99.2 sq m / 1068 sq ft  
(Excluding Reduced Headroom / Eaves)  
Reduced Headroom = 0.6 sq m / 6 sq ft  
Total = 99.8 sq m / 1074 sq ft

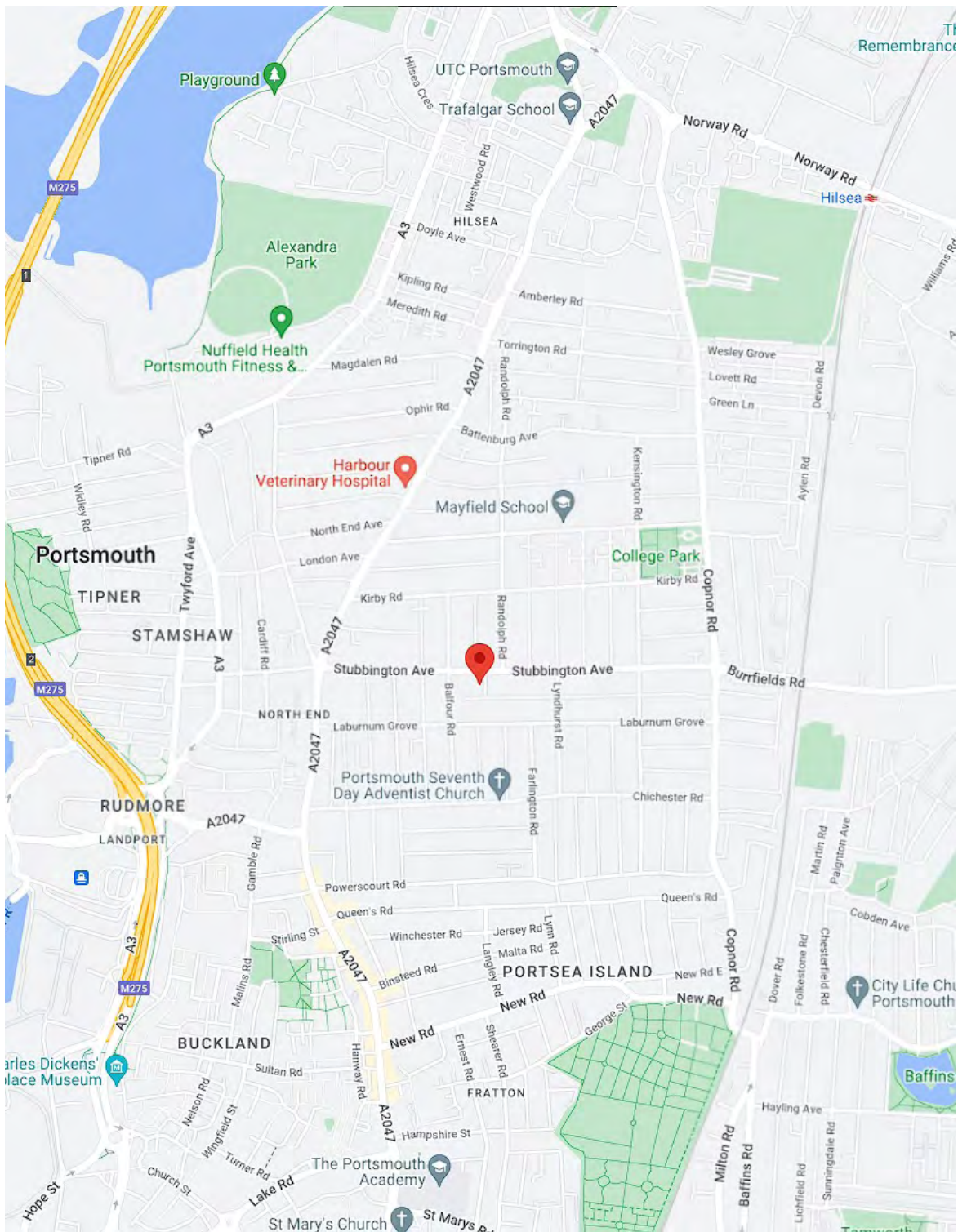


Ground Floor

First Floor

= Reduced headroom below 1.5m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



## LOCATION

Portsmouth & Southsea is a vibrant waterfront city steeped in rich maritime history and brimming with modern amenities. As the UK's only island city, it's surrounded by the sea, offering stunning coastal views, bustling harbours, and plenty of outdoor activities. The iconic Spinnaker Tower dominates the skyline, providing panoramic views of the city and beyond.

Portsmouth is home to the Historic Dockyard, where visitors can explore famous ships like HMS Victory and HMS Warrior, as well as the Mary Rose Museum. Gunwharf Quays offers a mix of high-end shopping, waterfront dining, and entertainment, making it a popular spot for both locals and tourists.

Southsea, the city's seaside resort, boasts a long pebble beach, perfect for walks or picnics by the shore. Its Victorian pier, amusements, and Southsea Common provide family-friendly attractions, while the vibrant cultural scene includes the Kings Theatre, independent shops, cafes, and bars.

With excellent transport links, including a busy ferry port and train services to London, Portsmouth & Southsea offers the perfect balance of coastal living and urban convenience, making it a desirable place to live or visit.



## THE AGENT

Christopher Smeed  
Client Director - Sales & Lettings

Chris is an award winning director of estate agency and brings over 25 years of experience to the NEXA team. Winning Gold Best Customer Service 2021, he has continuously delivered excellent standards of customer service throughout his career and specialises in overcoming even the most challenging of property related cases.

The NEXA team is strengthened by having his passion and desire to succeed whilst retaining integrity and honesty throughout the sale process which is why his customers both old and new return time and time again.

Chris and his family are members at Emsworth & Hayling Island Sailing Clubs where he and his family sail.

Christopher Smeed, dedicated agent, loving husband and proud father of 4!

✉ [Chris@nexaproperties.com](mailto:Chris@nexaproperties.com)

📞 07770 758589

📷 @christophersmeed

[in](#) Christopher Smeed





## WHY CHOOSE NEXA?

We are a different type of estate agency. We provide you with a local industry professional to act as your dedicated Client Director who will be your single point of contact. This means you only ever deal with one agent and you receive a seamless and transparent solution.

Our unique business model rewards our Client Directors on a highly competitive results-based structure. This enables us to source the best people for the job and to create a better experience for you, and a more rewarding and motivating experience for our staff.

Your Client Director is personally assigned to you and will provide a personal service from start to finish through the entire journey, available any time of day. This enables us to create a high-performance culture and a customer-centric estate agency.







## NEED A MORTGAGE?

We work closely with a small, handpicked selection of professional mortgage brokers who can help you find the right mortgage. There are some great deals out there and a good mortgage broker can help you find them whilst also revealing the loopholes and limitations that apply. This will help to ensure that you find the best lender and agreement for your circumstances and plans. Talk to your NEXA Agent and they will arrange your meeting with one of our excellent mortgage brokers.

## NEED A SOLICITOR?

Having worked in property for many years, we have been fortunate enough to build relationships with a number of excellent legal firms and solicitors that specialise in property transactions and contracts. We now work closely with these firms to ensure that our clients have access to the best legal support available in the City. Simply talk to your NEXA agent who will help you find the best solicitor for your needs.



# NEXA

PROPERTIES



023 9229 5046 | [hello@nexaproperties.com](mailto:hello@nexaproperties.com) | [www.nexaproperties.com](http://www.nexaproperties.com)

15 Hampshire Terrace, Southsea, Portsmouth PO1 2QF

