





AT A GLANCE

 Spacious Georgian Town House


 Self Contained Flat

 Semi-Detached

 4 / 5 Bedrooms

 3 Bathrooms

 West Facing Garden

 Raised Deck Area

 Close To Amenities

 No Forward Chain

 Available Immediately





ABOUT THE PROPERTY

This impressive period home dating back to 1750 which offers a unique blend of historic charm and modern versatility, set across four expansive floors and featuring a delightful west-facing garden with rear access. Situated in the heart of Southsea, this 1,850 sq ft property showcases a wealth of character and space, making it ideal for family living or those seeking a property with flexible accommodation.

The home boasts four generously sized double bedrooms, each offering comfort and charm. The master suite, located on the top floor, presents captivating views of the garden and beyond towards the iconic Spinnaker Tower. A standout feature of this room is the open staircase leading to an extraordinary vaulted dressing room—quirky yet superbly practical, adding a touch of luxury to the space.

The semi-basement level is a self-contained haven, complete with front and rear access. This area is perfect for older children seeking independence, extended family members, or even guests. The flexibility of this space makes it ideal for various uses, whether as an additional living area, guest suite, or home office.

The central stairwell seamlessly connects each floor, allowing for easy movement throughout the property while also serving as a striking architectural feature. Natural light floods the home, enhancing its spacious feel and highlighting the blend of period detailing and modern enhancements.





ABOUT THE PROPERTY

Outside, the west-facing garden offers a sun-drenched retreat, where you can enjoy natural light throughout the day. The raised deck area is perfect for al fresco dining, entertaining, or simply unwinding with a drink as you watch the sun set. The rear access provides convenience for outdoor activities and easy entry to the property.

Additional features include three modern bathrooms, offering ample facilities for the whole family. The property is offered with no forward chain, meaning it is ready for immediate occupancy, allowing potential buyers to move straight in without delay.

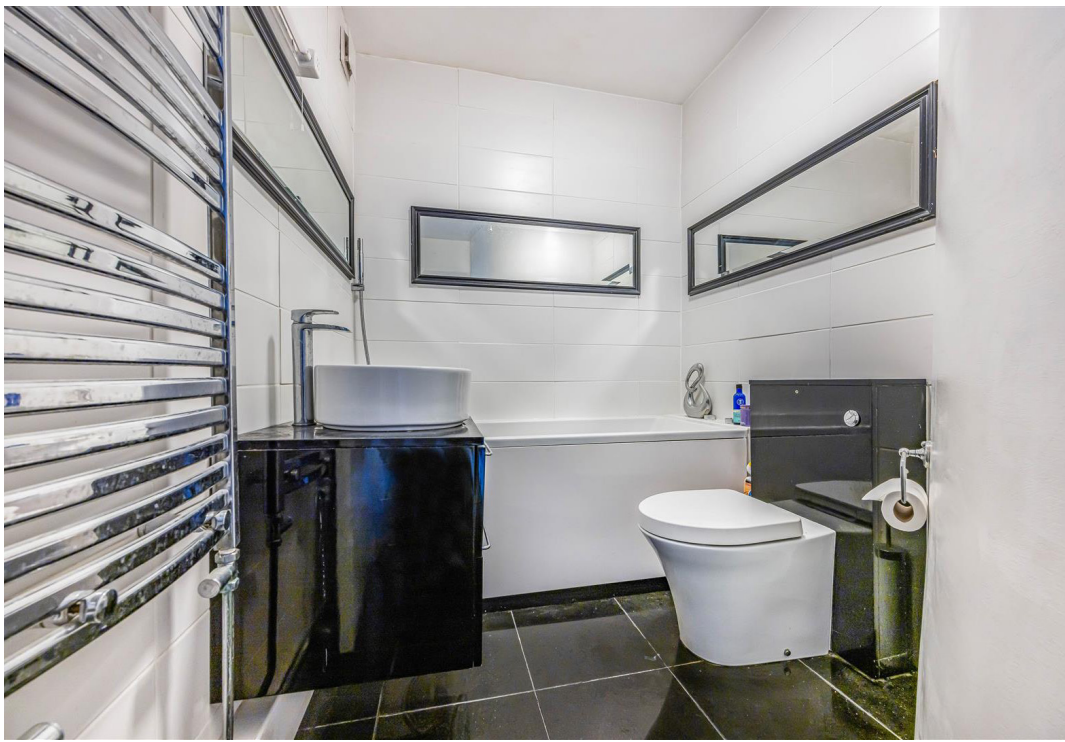
With its prime Southsea location, versatile accommodation, and delightful outdoor space, this Grade II listed home offers a rare opportunity to acquire a substantial period property that effortlessly combines historical charm with modern family living.











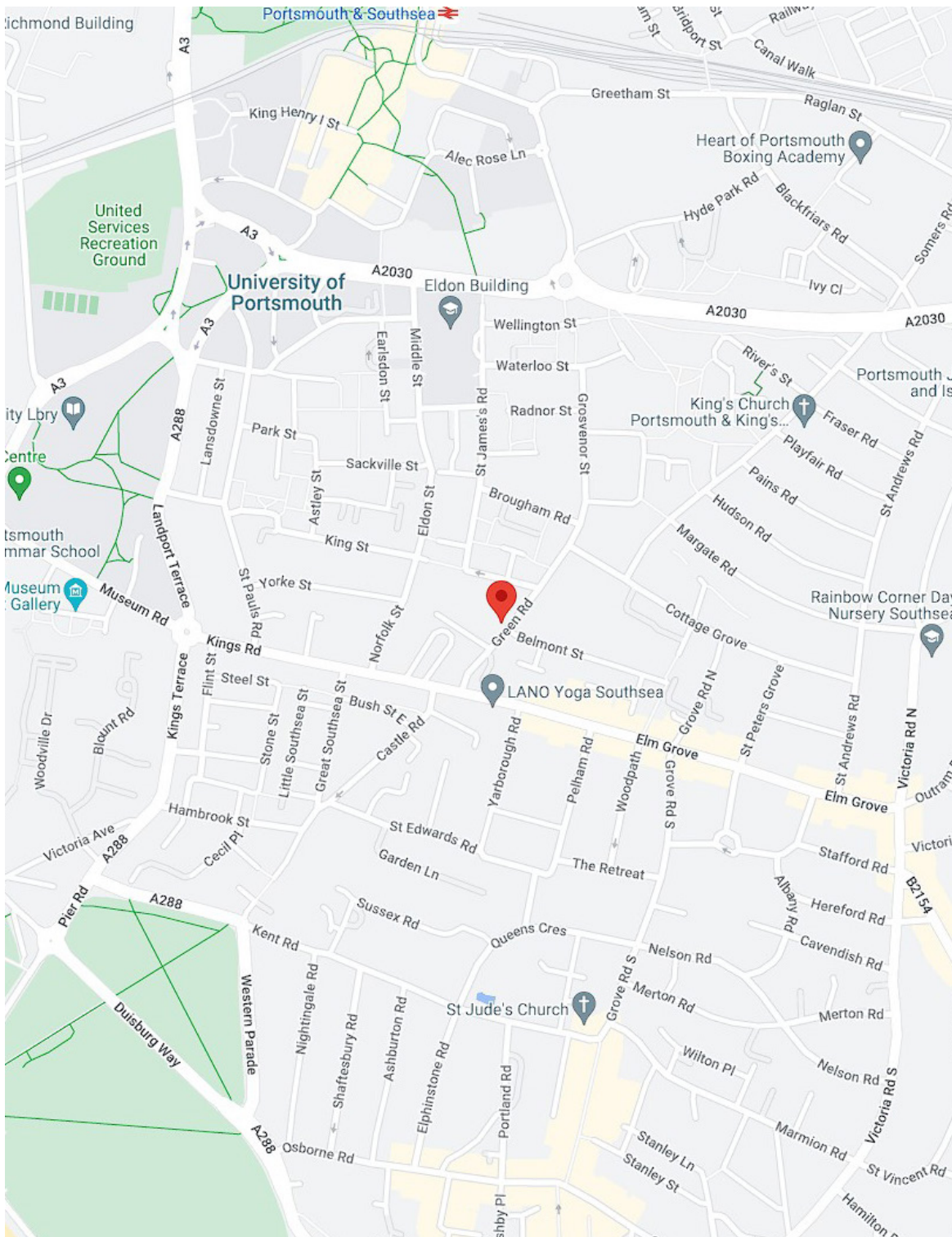
Green Road, Southsea

Approximate Gross Internal Area = 171.9 sq m / 1851 sq ft
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom = 0.6 sq m / 6 sq ft
 Total = 172.5 sq m / 1857 sq ft



= 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

Southsea & Portsmouth epitomize a harmonious blend of maritime heritage and contemporary vitality. Southsea's bustling seafront promenade beckons with its lively atmosphere, historic pubs, and recreational pursuits such as golf and cricket. Meanwhile, Portsmouth stands as a beacon of historical significance, boasting iconic landmarks like the soaring Spinnaker Tower, while its museums offer captivating insights into the city's naval legacy and cultural heritage.

Adding to its allure, Portsmouth serves as a gateway to international adventures, with bustling ferry terminals connecting the city to continental Europe and beyond. Here, travellers embark on exciting journeys aboard international ferries, traversing the English Channel to destinations in France, Spain, and the Channel Islands. Additionally, Portsmouth plays host to majestic cruise ships, offering unforgettable voyages to exotic ports of call around the globe.

But beyond its maritime connections, Portsmouth captivates with its vibrant retail and entertainment scene, epitomized by the renowned Gunwharf Quays. This waterfront destination entices visitors with its eclectic mix of designer boutiques, bustling restaurants, and captivating cultural experiences, including a cinema and bowling alley.

Whether delving into its rich history, exploring its scenic coastal walks, or embarking on international adventures via ferry or cruise, Southsea & Portsmouth embody a dynamic fusion of tradition and modernity, making them an enchanting destination for residents and travellers alike.



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!

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[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



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