



89 Essex Road, Southsea, Hampshire, PO4 8DQ

£1,700 PCM

- Three reception rooms
- Modern Kitchen
- Enclosed rear garden
- Gas Central Heating
- Three bedrooms
- Family bathroom suite
- Double Glazing
- 360 Tour in pictures



# 89 Essex Road, Hampshire PO4 8DQ

A recently renovated and modernised property in the ever popular Essex Road of Southsea. This property boasts a modern kitchen, three reception rooms, three bedrooms and is presented to an exceptional order. We strongly advised to view the 360 tour to appreciate the property and what's on offer.



Council Tax Band: B



#### Entrance Hall

Smooth finished walls and ceiling, period style coving, stairs to first floor, radiator, Georgian style doors to ground floor rooms

#### Lounge

Smooth finished walls and ceiling, double glazed boxed bay window to front elevation, radiator, power points, timber effect laminate flooring.

#### Study/Reception Room

Smooth finished walls and ceiling, power points, radiator, double glazed window to rear elevation.

#### Dining Room

Smooth finished walls and ceiling, radiator, double glazed window to side aspect, power points, arch opening to kitchen

#### Kitchen

Dual aspect double glazed windows offering views to rear garden, range of wall and base units with LED mood lighting and comprising of soft top cupboards and drawers, built in electric fan assisted, separate gas hob with hood over and stainless steel sink and drainer recessed into work top, tiled splash backs, breakfast bar, recessed mains and plumbing for washing machine, recessed mains and plumbing for dish washer, recessed mains for American style fridge freezer.

#### Garden

Laid to astro turf with garden tap and steps to kitchen door.

#### First Floor Balcony Landing

Built in cupboard, Georgian style doors to all rooms, smooth finished walls and ceiling.

#### Master Bedroom

Dual double glazed windows to front elevation, radiator, power points, smooth finished walls and ceiling.

#### Bedroom Two

Smooth finished walls and ceiling, double glazed window to rear elevation, radiator and power points.

#### Bedroom Three

Smooth finished walls and ceiling, double glazed window to rear elevation, radiator and power points.

#### Bathroom

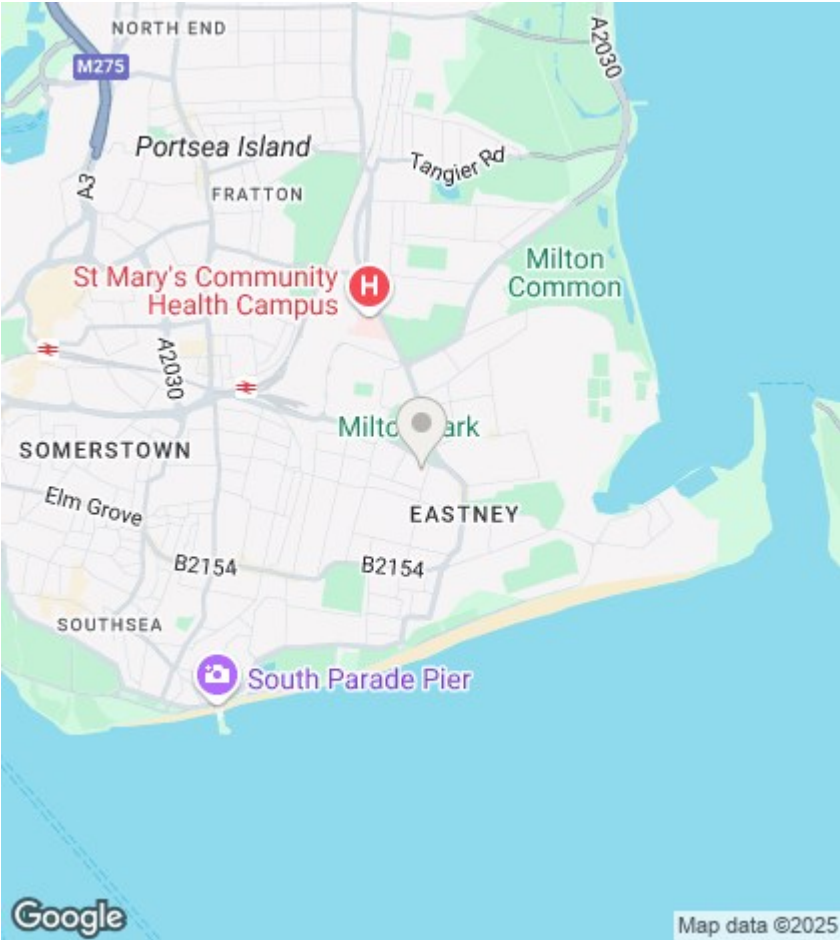
Bathroom housing a three piece suite comprising close coupled flush WC pedestal wash hand basin, panelled bath with LED mood lighting, chrome ladder

style heated towel rail, wall mounted mirror with LED mood lighting, obscured double glazed window to side aspect

#### AGENTS NOTES

Council Tax Band: C

EPC: D



Directions

Viewings

Viewings by arrangement only. Call 02392 811854 to make an appointment.

EPC Rating:  
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC