



Nesbits

Established 1921

256 Hawthorn Crescent, Cosham, Portsmouth, PO6 2TS

Price £340,000

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Find a better example of the consistently popular 'Highbury Estate' home. This exceptionally well-appointed and very attractively presented THREE BEDROOM FAMILY HOUSE benefits from off-street parking, replacement double-glazing, gas fired central heating, ground floor cloakroom, utility porch, equipped kitchen, and quite delightful south-facing garden. Hawthorn Crescent lies immediately off Portsmouth Road, No.256 being on the south side a short distance from the junction with Wembley Grove and diagonally opposite St Philip's Church. Less than a mile from Cosham Town Centre, this sought-after residential address is convenient to a wide range of public amenities, including: college and schools, local shops, main-line station, recreation facilities, and motorway links. Dating from the 1930s the house has brick and composite-panelled elevations under a modern tiled roof, the facade incorporating 'keyhole' porch and double square bay window. It stands behind a deep, open-plan forecourt which provides the significant asset of a double-width car hardstand, whilst to the rear is a generous (47ft) and sunny garden with lawn, composite decking and well-stocked borders.



This lovely property has been meticulously maintained by the current long-term owners. Full particulars are given as follows and early viewing is urged for its many qualities to be appreciated:

KEYHOLE PORCH

With composite and obscure double-glazed front door to:

ENTRANCE HALL

Staircase to first floor, having ornate balustrade together with cupboard under housing gas and electricity meters plus circuit breakers. Double panel radiator with ornamental grille. Wood-laminate effect flooring.

CLOAKROOM & W.C.

Contemporary white suite comprising: low flush w.c. and rectangular handbasin with mixer tap plus cupboard under. Single panel radiator. Wood-laminate effect flooring.

LIVING ROOM

15'3 x 10'11 (4.65m x 3.33m)

Square bay window to front elevation having UPVC replacement double-glazing. Corner chimney breast, the contemporary fire surround having coal-effect living-gas fire. Single panel





radiator.

DINING ROOM

14'4 x 12'6 (4.37m x 3.81m)

Ceiling rose. Wood-laminate effect flooring. Regency-style fire surround, the grate having embossed canopy, inset decorative tiles, and living-gas coal-effect fire. Double panel radiator with ornamental grille. Pair of UPVC and double-glazed French doors, with flanking similar full-height windows, to rear garden. Door to:

KITCHEN

16'4 x 9'7 (4.98m x 2.92m)

Fitted and equipped with: base and wall cupboards, quartz work surfaces and upstand, 1½ bowl stainless steel inset sink with mixer tap, 'Neff' twin electric ovens and induction hob with extractor



canopy, wine rack, dishwasher, refrigerator and freezer. UPVC replacement double-glazed windows to side and rear elevations. Laminate flooring. Six recessed ceiling spotlights. UPVC and obscure double-glazed door to:

UTILITY PORCH

10'3 x 5'3 (3.12m x 1.60m)

UPVC double-glazed windows under a pitched, polycarbonate roof. Tiled floor. UPVC and double-glazed door to rear garden. 'Vaillant' gas fired central heating and hot water boiler. Plumbing for washing machine, space for tumble dryer and twin freezers.

FIRST FLOOR

LANDING

Access, via hatch and ladder, to Loft



Space.

SHOWER ROOM & W.C.

6'5 x 5'8 (1.96m x 1.73m)

Formerly with bath. Contemporary white suite comprising: pedestal handbasin with mixer tap, low flush w.c., and large-capacity shower cubicle having rain-forest mixer. Extractor. Tiled walls and floor. Coved ceiling.

BEDROOM ONE

15'3 x 9'4 (4.65m x 2.84m)

Square bay window to front elevation having UPVC replacement double-glazing. Double panel radiator.

BEDROOM TWO

12'6 x 11'5 (3.81m x 3.48m)

UPVC replacement double-glazed window to rear elevation. Large full-height wardrobe.



BEDROOM THREE

7'11 x 7'6 (2.41m x 2.29m)

UPVC replacement double-glazed window to front elevation. Wood-laminate flooring. Single panel radiator. Useful storage recess.

OUTSIDE

FRONT: the house stands well back from the road behind a deep, open-plan forecourt, laid to brick-paving and affording a comfortable DOUBLE-WIDTH CAR HARDSTAND.

REAR: Depth: 47'0 (14.33m) Width: 18'3 (5.56m) Delightful and generous south-facing garden laid to lawn and composite decking and having well-stocked planted borders. Timber shed. Further decked recess with water tap.

EPC 'D'

COUNCIL TAX

Band 'C' - £1,844.85 per annum (2024-25).

VIEWING

By appointment with SOLE AGENTS,
D. M. NESBIT & CO.
(17866/051330)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			







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