



**Nesbits**

Established 1921

**3 St Catherine Street, Southsea, PO5 2NG**

**Price £398,500**



### 3 St Catherine Street, Southsea, PO5 2NG

Great location CLOSE TO SEAFRONT AND TOWN CENTRE for this well-appointed and attractively presented FOUR DOUBLE BEDROOM MODERN TOWN HOUSE with separate garage, delightful patio garden, two balconies, replacement double-glazing, and gas fired central heating. A 1st-class family home. St Catherine Street runs between Florence Road and Clarendon Road, a little to the north of South Parade. This popular and exceptionally convenient Conservation Area address is a level walk of just over a quarter of a mile from Palmerston Road Shopping Precinct and places a wide range of public amenities within comfortable reach, including: Seafront leisure and recreation, the open beach, shops and eateries, various schools, main-line stations, etc. One of a terrace of just four houses, No. 3 dates from around 1980 and features brick elevations under a pitched slate roof, the facade incorporating a first floor balcony (with another to the rear) and recessed forecourt. Behind is a pretty patio garden with the benefit of pedestrian rear access.



Available now to the open market with the further asset of NO ONWARD CHAIN, full particulars of this desirable opportunity are given as follows and early enquiry is recommended:

Composite and obscure double-glazed front door to:

#### **PORCH**

Artex ceiling. Cupboard housing gas and electricity meters. Inner glazed door to:

#### **ENTRANCE HALL**

Artex ceiling. Double panel radiator. Built-in cupboard housing 'Vaillant' gas fired central heating and hot water boiler. Built-in storage cupboard. Built-in cloaks cupboard with sliding doors.

#### **SHOWER ROOM & W.C.**

White suite comprising: pedestal handbasin, low flush w.c. with concealed cistern, tiled shower cubicle. Vertical radiator/towel rail. Extractor. Tiled walls and floor. Artex ceiling.

#### **UTILITY/LAUNDRY ROOM**

7'7 x 5'9 (2.31m x 1.75m)

Artex ceiling. UPVC and double-glazed door to rear garden. Single drainer stainless steel sink unit with cupboards under, wall cupboard. Single panel radiator. Plumbing for washing machine.

#### **BEDROOM FOUR**

12'1 x 8'2 (3.68m x 2.49m)

Artex ceiling. UPVC replacement double-glazed window to front elevation. Double built-in wardrobe with sliding doors. Single panel radiator.

#### **BEDROOM THREE**

14'4 x 8'1 (4.37m x 2.46m)

Artex ceiling. UPVC replacement double-glazed window to rear elevation. Double built-in wardrobe with sliding doors. Single panel radiator.

#### **FIRST FLOOR**

##### **SMALL LANDING**

Opening to:

##### **LIVING/DINING ROOM**

23'6 x 14'7 (7.16m x 4.45m)

Textured Artex ceiling. Wood-laminate flooring. Two double panel radiators. Pair of UPVC replacement double-glazed sliding patio doors to REAR BALCONY. Stairs to Top Floor. Door to:

##### **KITCHEN/BREAKFAST ROOM**

14'8 x 10'5 (4.47m x 3.18m)

Range of fitted base and wall cupboards, work surfaces with tiled surround, single drainer enamel inset sink with mixer tap. Electric cooker point. Single panel radiator. Serving hatch to Living/Dining Room. UPVC replacement double-glazed window to front elevation. Pair of UPVC replacement double-glazed sliding patio doors to shallow FRONT BALCONY.

#### **TOP (SECOND) FLOOR**

##### **LANDING**

Artex ceiling with access, via hatch and folding ladder, to LOFT SPACE having 'Velux' roof window.

##### **BEDROOM TWO**

14'7 x 8'3 (4.45m x 2.51m)

Artex ceiling with pair of 'Velux' roof windows to

rear slope. Useful built-in eaves storage cupboard. Built-in linen cupboard with slatted shelves. Single panel radiator.

##### **BEDROOM ONE**

14'7 x 10'3 (4.45m x 3.12m)

Artex ceiling. Two UPVC replacement double-glazed window to front elevation. Wall-length range of built-in wardrobe and storage cupboards incorporating drawers and mirrors. Double panel radiator.

##### **BATHROOM & W.C.**

8'3 x 8'0 (2.51m x 2.44m)

White suite comprising: pedestal handbasin, low flush w.c., and panelled bath having mixer tap and shower attachment. Single panel radiator. Extractor. Tiled walls. Artex ceiling with three recessed spotlights.

##### **OUTSIDE**

FRONT: Recessed, walled forecourt.

REAR: Depth: 22'0 (6.71m) Width: 15'10 (4.83m) Attractive patio garden, laid to paving and shingle with fenced surround and planted beds. Rear pedestrian gate.

##### **SINGLE GARAGE**

(adjacent No. 7) with up-and-over door; fronted by a SHALLOW HARDSTAND.

##### **COUNCIL TAX**

Band 'C' - £1844.85 per annum (2024-2025).

##### **EPC 'C'**

##### **VIEWING**

By appointment with SOLE AGENTS,  
D. M. NESBIT & CO.  
(17878/051336)

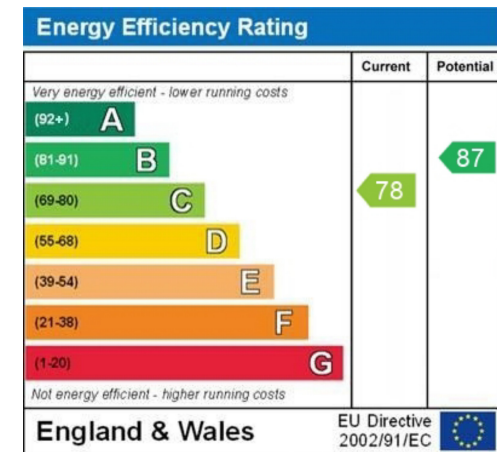












WWW.EPC4U.COM

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

**D.M.Nesbit & Company** 7 Clarendon Road, Southsea, Portsmouth Hampshire PO5 2ED **T: 023 9286 4321** [www.nesbits.co.uk](http://www.nesbits.co.uk)

These Particulars are believed to be correct, but their accuracy is not guaranteed and they do not form any part of any contract

