



Nesbits

Established 1921

2 Worsley Road, Southsea, PO5 3DY

Price £625,000

2 Worsley Road, Southsea, PO5 3DY

An opportunity of exceptional rarity and appeal: enjoying a highly desirable location in the very heart of SOUTHSEA TOWN CENTRE, this MODERN FOUR BEDROOM SEMI-DETACHED FAMILY HOUSE benefits from integral garage plus car space, southerly garden, replacement double-glazing, and gas fired central heating. It now REQUIRES GENERAL MODERNISATION and holds considerable potential. Part of an historic Conservation Area (Owen's Southsea), Worsley Road runs between Pelham Road and Yarborough Road, No. 2 being on the south side. This is a much sought-after residential address, tucked away and quiet, yet within comfortable reach of a wide range of public amenities - Palmerston Road Shopping Precinct, main-line stations, Southsea Seafront, various good schools, and the many attractions of Old Portsmouth all being within a radius of some three-quarters of a mile only. Built around 1970, one of a select group of just eight similar houses (four of which front St Edwards Road), No. 2 itself is of attractive design with mellow-stock brickwork under a pitched and tiled roof, the facade incorporating square bay window and integral garage. It stands behind a deep forecourt which provides the valuable asset of additional off-street parking, whilst to the rear is a sunny garden, 31ft x 25ft, with side access.



Retaining much of its original specification, the house will reward a programme of refurbishment, being presented now as a blank canvas opportunity for an incoming owner to implement their own tastes and ideas, creating a home with much to commend it. Available with the further advantage of NO ONWARD CHAIN, full details of the property are given as follows and early enquiry is urged:

Access at side of property via UPVC and obscure double-glazed door to:

ENTRANCE HALL

7'0 x 6'0 (2.13m x 1.83m)

Coved, Artex ceiling. UPVC and double-glazed window. Double panel radiator. Built-in cloaks and storage cupboard.

CLOAKROOM & W.C.

Coloured pedestal handbasin and low flush w.c. Single panel radiator. Coved, Artex ceiling with extractor.

KITCHEN/DINING ROOM

16'7 x 11'10 (5.05m x 3.61m)

Fitted and equipped with: base and wall cupboards, work surfaces with tiled surround, breakfast bar, double drainer stainless steel sink unit with mixer tap, double oven, and 4-ring gas hob with





integrated extractor. Plumbing for washing machine. Single panel radiator. UPVC replacement double-glazed window to side elevation. Square bay window to front elevation having UPVC replacement double-glazing. Coved ceiling. Door to:

INTEGRAL GARAGE

18'8 x 8'0 (5.69m x 2.44m)

Automatic roller-shutter door. Light and power. Gas and electricity meters, circuit breakers.

LIVING ROOM

20'2 x 11'10 (6.15m x 3.61m)

Coved, Artex ceiling. Contemporary marble fire surround. Double panel radiator. Pair of obscure-glass doors from Entrance Hall. Pair of UPVC replacement double-glazed French



doors, with similar flanking windows, to rear garden.

FIRST FLOOR

LANDING

Coved, Artex ceiling with access to LOFT SPACE. Built-in cupboard house 'Vaillant' gas fired central heating and hot water boiler.

SHOWER ROOM & W.C.

8'11 x 5'4 (2.72m x 1.63m)

(formerly with bath). Coved, Artex ceiling. UPVC replacement obscure double-glazed window to side elevation. Coloured pedestal handbasin, contemporary white low flush w.c. and walk-in shower cubicle. Part-tiled walls. Single panel radiator.

BEDROOM ONE



15'11 x 12'0 (4.85m x 3.66m)

Coved, Artex ceiling. UPVC replacement double-glazed window to front elevation. Virtual wall-length range of fitted wardrobes and drawers, corner dressing unit. Single panel radiator.

BEDROOM TWO

11'11 x 10'11 (3.63m x 3.33m)

Coved, Artex ceiling. UPVC replacement double-glazed window to rear elevation. Double built-in wardrobe. Single panel radiator.

BEDROOM THREE

11'10 x 6'10 (3.61m x 2.08m)

Coved, Artex ceiling. UPVC replacement double-glazed window to rear elevation. Double built-in wardrobe. Single panel radiator.



BEDROOM FOUR

10'4 x 7'11 (3.15m x 2.41m)

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

OUTSIDE

FRONT: Deep forecourt, laid to paving and affording OPEN CAR HARDSTANDING in front of the Integral Garage.

REAR: Depth: 31'0 (9.45m) (including outbuildings) Width: 25'0 (7.62m) Generous garden enjoying a broadly southerly aspect, laid to lawn with planted borders. Side pedestrian access. Timber stores, etc. to full width of rear boundary.

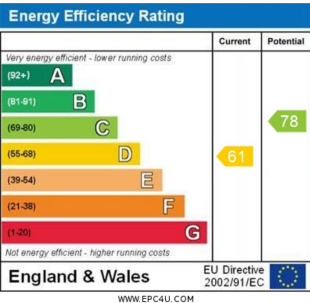
EPC 'D'

COUNCIL TAX

Band 'E' - £2,665.57 per annum (2025-26).

VIEWING

By appointment with SOLE AGENTS,
D. M. NESBIT & CO.
(17816/051372)







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

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

