



Nesbits

Established 1921

8 Eldon Street, Southsea, PO5 4BS

Price £295,000

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Enjoying a popular Conservation Area address, this CHARMING TWO BEDROOM COTTAGE-STYLE PROPERTY benefits from a useful Loft Room, westerly enclosed courtyard, 22ft Living/Dining room, 23ft equipped Kitchen/Breakfast Room, and gas fired central heating. Approached via Norfolk Street, Eldon Street lies just north of Kings Road, some half a mile only from Southsea Town Centre (Palmerston Road Shopping Precinct) and a similar distance from both The Seafront and historic Old Portsmouth. This inner-terrace character home is of attractive appearance, with rendered elevations and sash windows, all under a slate main roof. To the rear is a sunny courtyard with walled and fenced surround.



Available now to the open market with the further asset of NO ONWARD CHAIN, full details of this appealing opportunity are given as follows:

Part-glazed front door to:

LINKED LIVING & DINING ROOM

22'6 x 12'9 (6.86m x 3.89m)

Living Area

Exposed floorboards. Large multi-pane sash window to front elevation. Double panel radiator. Central chimney breast, the open hearth having wood-burning stove. Wide, arched opening to:

Dining Area

Exposed floorboards. Large multi-pane sash window to rear elevation. Single panel radiator. Door to:

INNER HALL

Door to covered sideways. Stairs to first floor having built-in storage cupboard under.

KITCHEN/BREAKFAST ROOM

23'4 x 7'0 (7.11m x 2.13m)

A dual-aspect room, fitted and equipped with: base and wall cupboards, wood-block work surfaces, single drainer stainless steel inset sink with mixer tap, fan-assisted electric

oven, and 5-ring gas hob with extractor canopy. Plumbing for washing machine. Space for upright 'fridge/freezer. Single panel radiator. Two windows to side elevation; bi-fold double-glazed door to courtyard.

FIRST FLOOR

LANDING

Access to Loft Room. Obscure-glass window to side elevation.

BATHROOM & W.C.

9'6 x 6'11 (2.90m x 2.11m)

White suite comprising: panelled bath with 'Mira' independent mixer, pedestal handbasin, and low flush w.c. Single panel radiator. Window to side elevation. Built-in cupboard housing 'Main' gas fired central heating and hot water boiler. Exposed floorboards.

BEDROOM ONE

12'10 x 11'1 (3.91m x 3.38m)

Large multi-pane sash window to front elevation. Double panel radiator.

BEDROOM TWO

9'10 x 9'10 (3.00m x 3.00m)

Large multi-pane window to rear elevation. Built-in storage cupboard. Single panel radiator.

LOFT ROOM

13'3 x 13'0 (4.04m x 3.96m)

Sloping ceiling with two roof windows to the front slope, one to the rear. Boarded floor. Suitable for a variety of informal uses, and with possible scope for formal conversion subject to the necessary consents.

OUTSIDE

COVERED SIDEWAY

14'0 x 5'0 (4.27m x 1.52m)

Pitched, polycarbonate roof. Part-glazed door to courtyard.

COURTYARD

14'6 x 13'5 plus recess (4.42m x 4.09m)

An attractive enclosed patio area, laid to paving with walled and fenced surround, and westerly aspect.

EPC 'E'

COUNCIL TAX

Band 'B' - £1,696.27 per annum (2025-26).

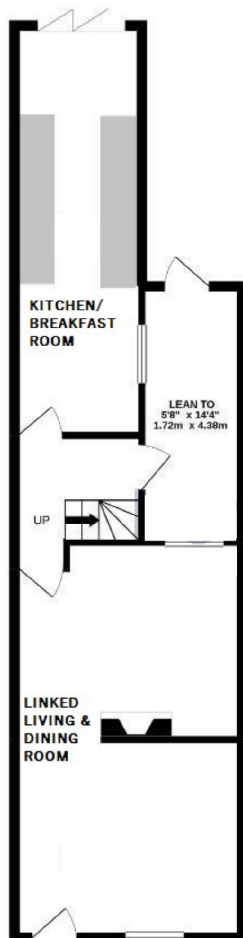
VIEWING

By appointment with SOLE AGENTS, D. M. NESBIT & CO. (17962/051382)





GROUND FLOOR
568 sq.ft. (52.7 sq.m.) approx.

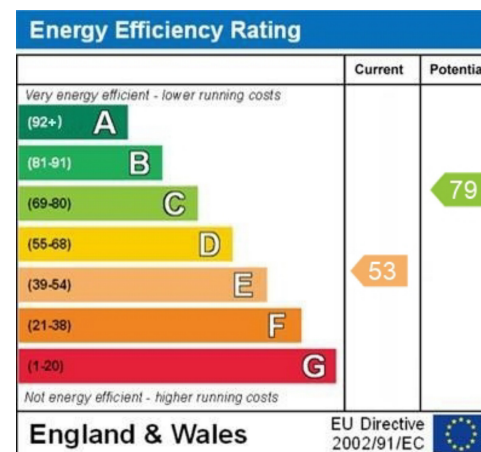


1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 952 sq.ft. (88.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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