



Nesbits

Established 1921

90 Godwit Road, Southsea, PO4 8YF

Price **£310,000**

90 Godwit Road, Southsea, PO4 8YF

Great opportunity for young families or those down-sizing in particular: this well-situated MODERN THREE BEDROOM HOUSE benefits from a private garage, attractive gardens, equipped kitchen, 22ft living/dining room, and replacement double-glazing. Within the pleasant and consistently popular "Moorings Way" residential estate, Godwit Road lies immediately to the south of Moorings Way itself, No. 90 being on the west side a short distance from the junction, moments only from the open expanse of Milton Common and within comfortable reach of a wide range of public amenities including the estate's Infant School. Built around 1970, one of a terrace of five only, the house is of attractive appearance, having brick and tile-hung elevations under a pitched, tiled roof, the facade incorporating canopied entrance and feature bow window. It stands behind a 23ft forecourt, whilst to the rear is a walled garden with pedestrian gate leading to the private garage in a separate block. Outside spaces have undergone relatively recent hard landscaping.



Available to the open market with the further asset of NO ONWARD CHAIN, No. 90 is presented in good order generally, but would reward a modest element of attention - mainly to decor, but possibly extending to replacing existing night storage radiators with a gas fired system. Full particulars are given as follows and early enquiry is urged:

UPVC and obscure lead-light double-glazed front door to:

ENTRANCE HALL

Textured Artex ceiling. Night storage radiator. Stairs to first floor.

CLOAKROOM & W.C.

Contemporary white suite comprising: corner handbasin with mixer tap plus cupboard under, low flush w.c. With concealed cistern. Tiled walls and floor. Small UPVC replacement obscure double-glazed window. Sliding door. Coved, textured Artex ceiling.

LIVING/DINING ROOM

22'0 x 14'10 to 9'1 (6.71m x 4.52m to 2.77m)

An 'L'-shaped, dual-aspect room with shallow bow window to front elevation and feature arched window to the rear, both having UPVC replacement lead-light double-glazing. Coved, textured Artex ceiling. Two night storage radiators. Feature fire surround. Built-in cupboard under stairs having gas and electricity meters plus circuit breakers. Arched opening to:

KITCHEN

9'0 x 8'4 (2.74m x 2.54m)

Fitted and equipped with: base and wall cupboards, work surfaces with matching surround, 1½ bowl acrylic inset sink with mixer tap, electric oven, 4-ring gas hob with integrated extractor canopy, and upright 'fridge/freezer. Plumbing for washing machine. Tiled floor. UPVC replacement double-glazed window to rear elevation; adjacent similar door to garden.

FIRST FLOOR

LANDING

Coved, textured Artex ceiling with access to Loft Space. Night storage radiator. Built-in airing/linen cupboard housing slatted shelves and lagged hot water tank.

BEDROOM ONE

12'8 x 9'5 (3.86m x 2.87m)

Coved, textured Artex ceiling. UPVC replacement lead-light double-glazed window to front elevation. Night storage radiator.

BEDROOM TWO

9'5 x 8'11 (2.87m x 2.72m)

Coved, textured Artex ceiling. UPVC replacement lead-light double-glazed window to rear elevation.

BEDROOM THREE

9'8 x 8'1 to 4'10 (2.95m x 2.46m to 1.47m)

An 'L'-shaped room. Coved, textured Artex ceiling. UPVC replacement lead-light double-glazed window to front elevation. Built-in storage cupboard.

BATHROOM & W.C.

8'0 x 6'0 (2.44m x 1.83m)

Contemporary white suite comprising: low flush w.c., handbasin with mixer tap plus cupboards above and below, panelled corner bath with mixer tap and shower attachment. Heated towel rail. Tiled walls and floor. Two UPVC replacement obscure double-glazed windows to rear elevation. Coved, textured Artex ceiling with 6 recessed spotlights.

OUTSIDE

FRONT: Depth: 23'7 (7.19m) Width:18'0 (5.49m) Hard-landscaped, deep forecourt with low-walled surround.

REAR: Depth: 22'8 (6.91m) Width: 18'7 (5.66m) Hard-landscaped garden with easterly aspect; high-walled surround, water tap, rear pedestrian gate leading to:

GARAGE

16'7 x 7'11 (5.05m x 2.41m)

The middle unit of a block of three to the rear of the house. Up-and-over door.

COUNCIL TAX

Band 'C' - £1,938.59 per annum (2025-26).

EPC

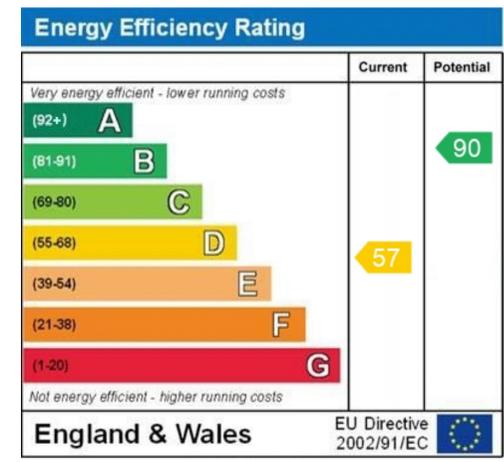
Energy Rating 'D' (Floor Area 73 sq m approx).

VIEWING

By appointment with SOLE AGENTS,
D. M. NESBIT & CO.
(17812/052386)







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