



Nesbits

Established 1921

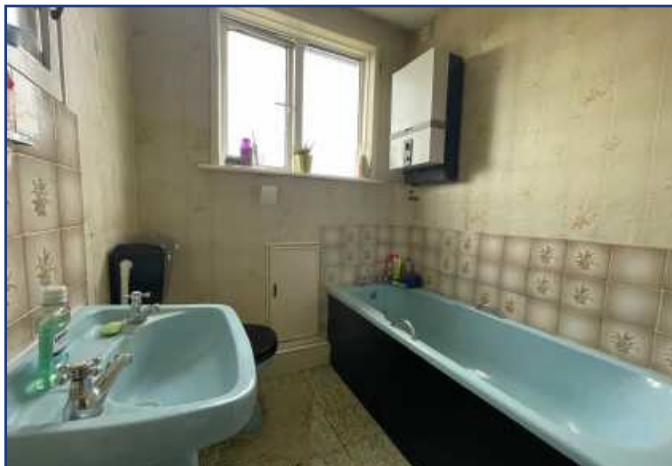
210 Chatsworth Avenue, Cosham, Portsmouth, PO6 2UN

Price £285,000

210 Chatsworth Avenue, Cosham, Portsmouth, PO6 2UN

Well-situated upon the popular Highbury Estate, this spacious THREE BEDROOM FAMILY HOUSE benefits from off-street parking and a generous southerly garden. NOW REQUIRING GENERAL MODERNISATION, it offers an appealing opportunity to keen owner-occupiers seeking a blank canvas project having scope to add value.

Chatsworth Avenue lies immediately off Portsmouth Road, No. 210 being on the south side a short distance from the junction with Dovercourt Road. Less than half a mile from Cosham Town Centre, this sought-after residential address is very convenient to a wide range of public amenities, including: local shops, main-line station, motorway links, King George V playing fields, Highbury College, and schools. Dating from the 1930s, this inner terrace property has brick elevations under a replacement tiled roof, the part-rendered facade incorporating square bay window and 'keyhole' porch. It stands behind a deep forecourt which provides a double-width car hardstand, whilst to the rear is a generous southerly garden.



Available to the open market for the first time in over 65 years, and with the asset of NO ONWARD CHAIN, the house will now reward a programme of refurbishment, this reflected in a highly competitive asking price which allows an incoming owner plenty of room to implement their own tastes and ideas, adding value, and creating a home with much to commend it. Full particulars are given as follows and early enquiry is invited:

Feature 'keyhole' recessed PORCH having panelled front door, with obscure-glass surround, to:

ENTRANCE HALL

Staircase to first floor, the recess under having fitted cupboard with gas and electricity meters. Night storage radiator.

LIVING ROOM

15'9 x 11'0 (4.80m x 3.35m)

Square bay window to front elevation having UPVC replacement double-glazing. Corner fire surround with adjacent gas point.

DINING ROOM

14'5 x 12'6 (4.39m x 3.81m)

UPVC replacement double-glazed picture window to rear elevation. Corner fire surround, the grate having living-gas coal-effect fire. Period built-in lead-light glazed display cabinet. Door to:

KITCHEN/BREAKFAST ROOM

14'9 x 9'9 (4.50m x 2.97m)

Range of fitted base and wall cupboards, work surfaces with tiled surround, single drainer

stainless steel sink unit with mixer tap. Electric cooker point. 'Ideal' gas fired hot water boiler. Built-in pantry cupboard. UPVC replacement double-glazed window to side elevation; window overlooking Rear Porch. Door from Entrance Hall. Door to:

REAR PORCH

7'1 x 5'4 (2.16m x 1.63m)

Polycarbonate roof, UPVC replacement double-glazed window; adjacent similar door to rear garden. Plumbing for washing machine. Door to:

SHOWER ROOM & W.C.

Tiled shower recess, contemporary white low flush w.c. Small UPVC replacement obscure double-glazed window.

FIRST FLOOR

LANDING

Built-in airing cupboard having fixed ladder to part-boarded Loft Space with potential for conversion, subject to consent.

BATHROOM & W.C.

Turquoise suite comprising: panelled bath, pedestal handbasin, and low flush w.c. 'Britony' gas fired multi-point water heater (no longer connected). Built-in storage cupboard. UPVC replacement obscure double-glazed window to rear elevation.

BEDROOM ONE

12'6 x 11'7 (3.81m x 3.53m)

UPVC replacement double-glazed window to rear elevation. Built-in storage cupboard to corner chimney breast. Night storage radiator.

BEDROOM TWO

13'0 x 9'5 (3.96m x 2.87m)

UPVC replacement double-glazed window to front elevation. Built-in shelved cupboard to corner chimney breast.

BEDROOM THREE

7'11 x 7'7 (2.41m x 2.31m)

UPVC replacement double-glazed window to front elevation. Built-in shelved cupboard. Night storage radiator.

OUTSIDE

FRONT: Deep, open-plan forecourt laid to paving and providing OFF-STREET PARKING for two cars.

REAR: Depth: 38'9 (11.81m) to shed. Width: 18'5 (5.61m) Generous walled garden with southerly aspect; laid to lawn with planted borders. Paved recess having raised bed. Full-width SHED/WORKSHOP with polycarbonate roof.

EPC

Energy Rating 'D' (Floor Area 93 sq m approx).

COUNCIL TAX

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

VIEWING

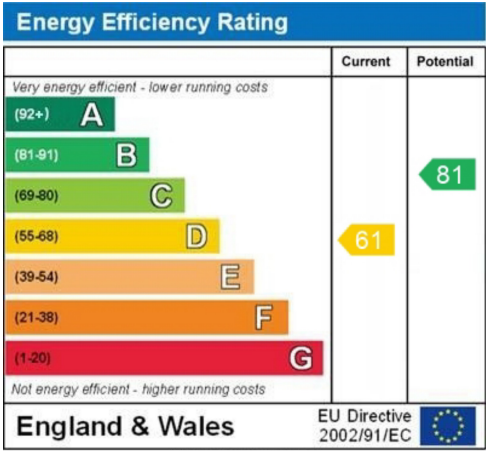
By appointment with SOLE AGENTS.
D. M. NESBIT & CO.
(17985/055404)

NOTE

In accordance with the provisions of The Estate Agents Act, we declare that one of the Executors of this deceased Estate is an employee of D. M. Nesbit & Co.







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