



26 Ernest Road

Fratton, Portsmouth, PO1 5RB

Offers in excess of £260,000



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The home...

Nestled on Ernest Road in the residential of Fratton, Portsmouth, close to the City Centre, this impressive three-storey city home offers a blend of contemporary design and spacious living. The property has been extended and refurbished by the current owners, providing generous room sizes and a flexible layout that caters to modern lifestyles.

As you enter, you arrive in the spot-lit entrance hall which has stairs to the first floor and doors to the lounge and kitchen diner. The lounge is a quiet, cosy space at the front of the house with a large bay window, room for a large sofa suite and is finished minimally with smooth plastering, modern vertical radiator, TV points and new carpet.

At the rear, you are greeted by a sleek, navy blue open-plan kitchen diner that exudes sophistication. The kitchen features state-of-the-art appliances and ample storage, making it a perfect space for both casual dining and entertaining guests. The dining area flows seamlessly from the kitchen, creating a harmonious space for family gatherings and social events. There are French Doors on to the garden from the dining area and a door through to the bathroom.

The ground floor also boasts a stylish, modern bathroom, designed with high-quality fixtures and finishes that add a touch of luxury to everyday routines, such as full tiling throughout including feature tiling around the bath in a Herringbone style. Its contemporary design complements the overall aesthetic of the home, ensuring a cohesive look throughout with no room forgotten!

Ascending to the first floor, you'll find two generously-sized double bedrooms that offer both comfort and versatility. These rooms are ideal for family members or guests, providing plenty of natural light and ample storage options, both finished with smooth plastering and spot-lights.

The crowning feature of this city home is the huge loft conversion that serves as the Master Bedroom. This expansive space offers a retreat-like atmosphere with its high ceilings, large windows with views across Portsmouth and unique architectural features. It's a perfect sanctuary for relaxation, with enough room to create a cozy seating area or a home office too if desired, or alternatively a large bedroom for two children to share!

This property on Ernest Road combines modern elegance with practical functionality, making it an ideal choice for those seeking a stylish and spacious home in the heart of Portsmouth. Its extended design and thoughtful layout ensure it meets the needs of contemporary urban living while providing a comfortable and inviting environment.

Location and transport...

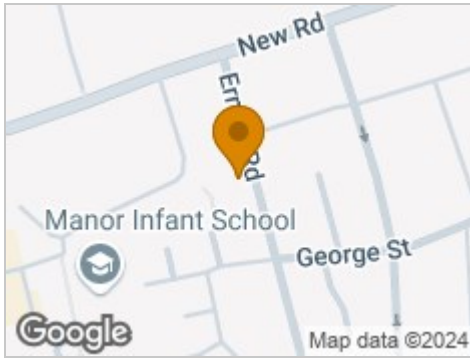
Fratton, a vibrant and diverse district in Portsmouth City Centre, offers a unique blend of convenience and community charm. Fratton is well-connected by public transport, including a mainline railway station that provides direct links to London and other major cities. This makes it an ideal location for commuters seeking a balance between city life and accessibility.

The area is characterized by its eclectic mix of housing, from Victorian terraced homes to modern

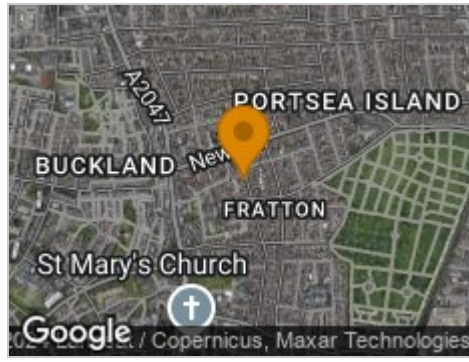
developments, reflecting its rich history and evolving character. Fratton Park, home to Portsmouth FC, is a local landmark, contributing to the area's spirited community atmosphere. It also boasts a range of amenities, including local shops, cafes, and eateries. The proximity to the bustling city center means that residents can easily access a wider array of shopping, dining, and entertainment options. Additionally, the area is home to several parks and green spaces, offering residents pleasant outdoor areas for relaxation and recreation.



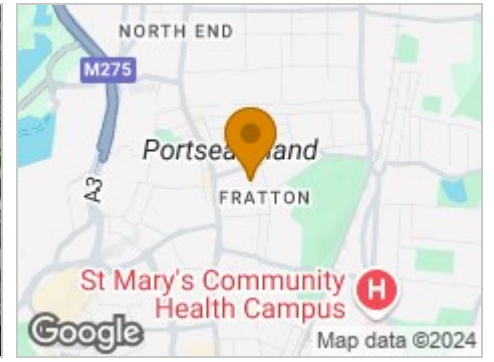
Road Map



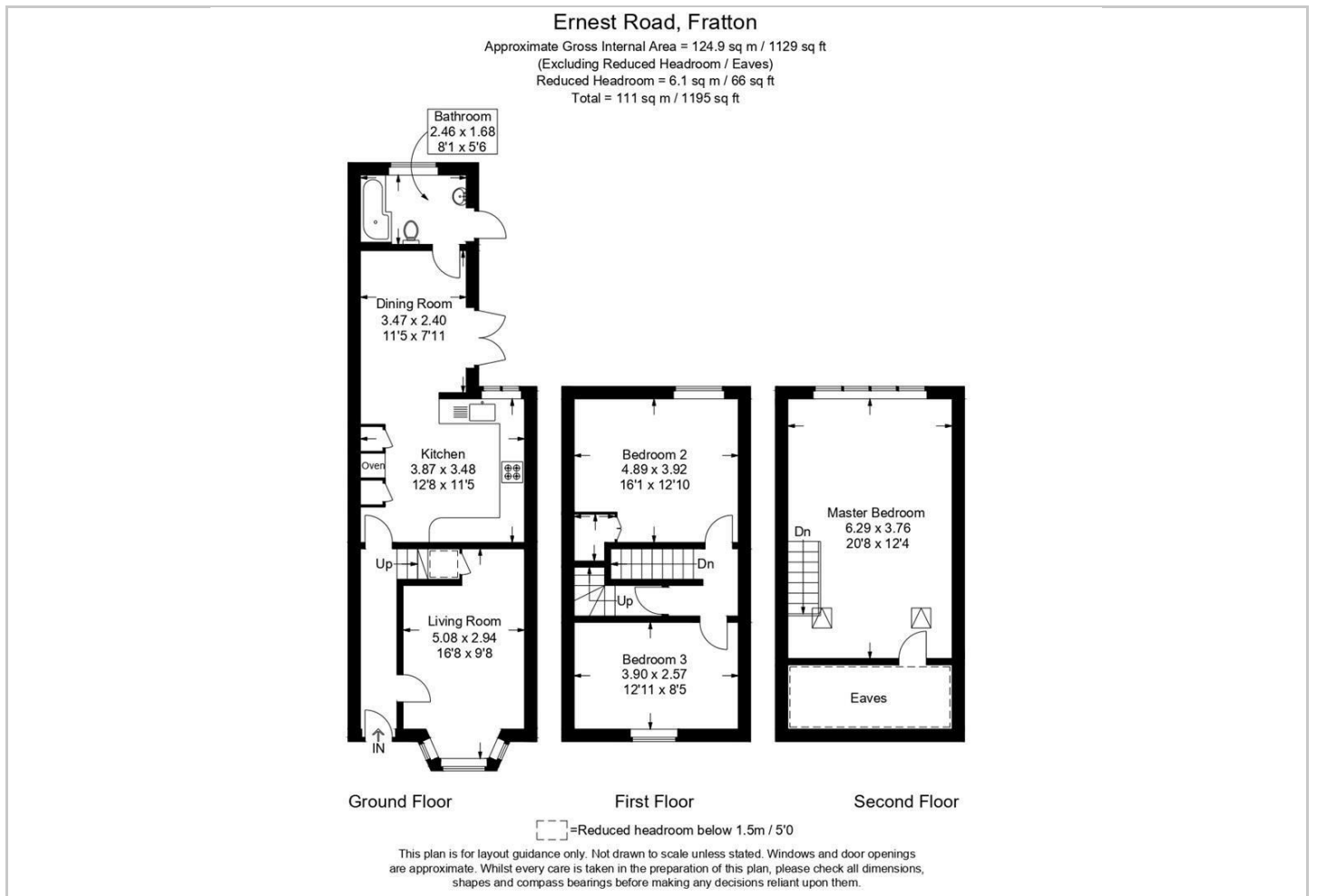
Hybrid Map



Terrain Map



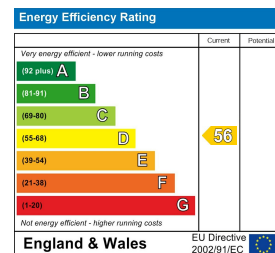
Floor Plan



Viewing

Please contact our Central Office on 02394 217317 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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