



28 Posbrooke Road

Milton, Southsea, P04 8JJ

Offers in excess of £320,000



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Welcome to Posbrooke Road...

We are thrilled to present this well-presented and spacious double bay and forecourt family home in the sought-after area of Milton, Portsmouth. Ideally situated, this charming property is just a short walk from local schools, parks, amenities and transport links, making it a perfect choice for families seeking convenience and comfort in the PO4 area. Posbrooke Road is one of the smaller, lesser-known roads in the area. With three double bedrooms, two bathrooms, spacious reception areas and south-facing rear courtyard garden, this home has ample space and a lot of the features a growing family looks for!

Approaching 1,200 sq.ft (110.7 sq.m) of thoughtfully designed living space, this home has been meticulously maintained by the current owners, ensuring it meets modern standards while retaining its classic appeal. The extensive upgrades include a complete overhaul of the roof and bay-window roof; a newly re-fitted family bathroom on the first floor; a new central heating system and complete re-wire 7 years ago (previous owners completed), cavity wall insulation and modern double glazing throughout.

Upon entering, you are welcomed by a spacious entrance hall that leads to a generous 26' living/dining room. This inviting space features French doors that open out to the rear garden, seamlessly blending indoor and outdoor living. The lounge has a sound-proofed party wall, as the previous owners were keen musicians! The bright and airy fitted kitchen/breakfast room to the rear is equipped with integrated appliances, perfect for culinary enthusiasts and family gatherings.

A convenient shower room, with WC, completes the ground floor. Having a second bathroom in the home will no doubt prove useful and is a nice addition to the home.

Additionally, a double-glazed conservatory/utility room stretches across the rear, which provides extra versatility and natural light and of course a place to shut away all the laundry!

Upstairs, the property offers three well-sized bedrooms, each providing ample space and comfort and accommodating a double bed. The first floor also features a modern bathroom with a shower, which has been recently replaced, ensuring the household's needs are met. It is finished with full tiling in a sleek grey.

Externally, the home is complemented by a southerly facing rear garden, which includes a shed for additional storage. The garden is an ideal space for relaxation or entertaining, benefiting from plenty of sunlight throughout the day.

This beautifully presented home combines modern amenities with a convenient location, and internal viewing is highly recommended to fully appreciate its quality and charm. Don't miss the opportunity to make this exceptional property your own.

Location, Location, Location...

Milton is on the south eastern side of Portsea Island and borders Southsea and Baffins. It's close to commuter links such as the A27, M27 and A3M via the Eastern Road and within walking distance to the beach! Plus there is the amazing open wild space of

Milton Common for you and four-legged friends alike to enjoy!

Milton was originally a small village, surrounded by arable and garden farmland. Milton still retains somewhat of a village ambience and boasts two large public parks; Milton Park and Bransbury Park, both of which were former farms. Bransbury Park was purchased by Portsmouth council in 1911 and offers squash and netball courts as well as several football pitches for local Sunday League clubs and schools football. There is also a permanent miniature railway track located in the centre of Bransbury Park. In more recent years, a small skatepark has been erected at the end of the park. There are several independent cafe's, coffee shops and shops within walking distance of this property.



Road Map



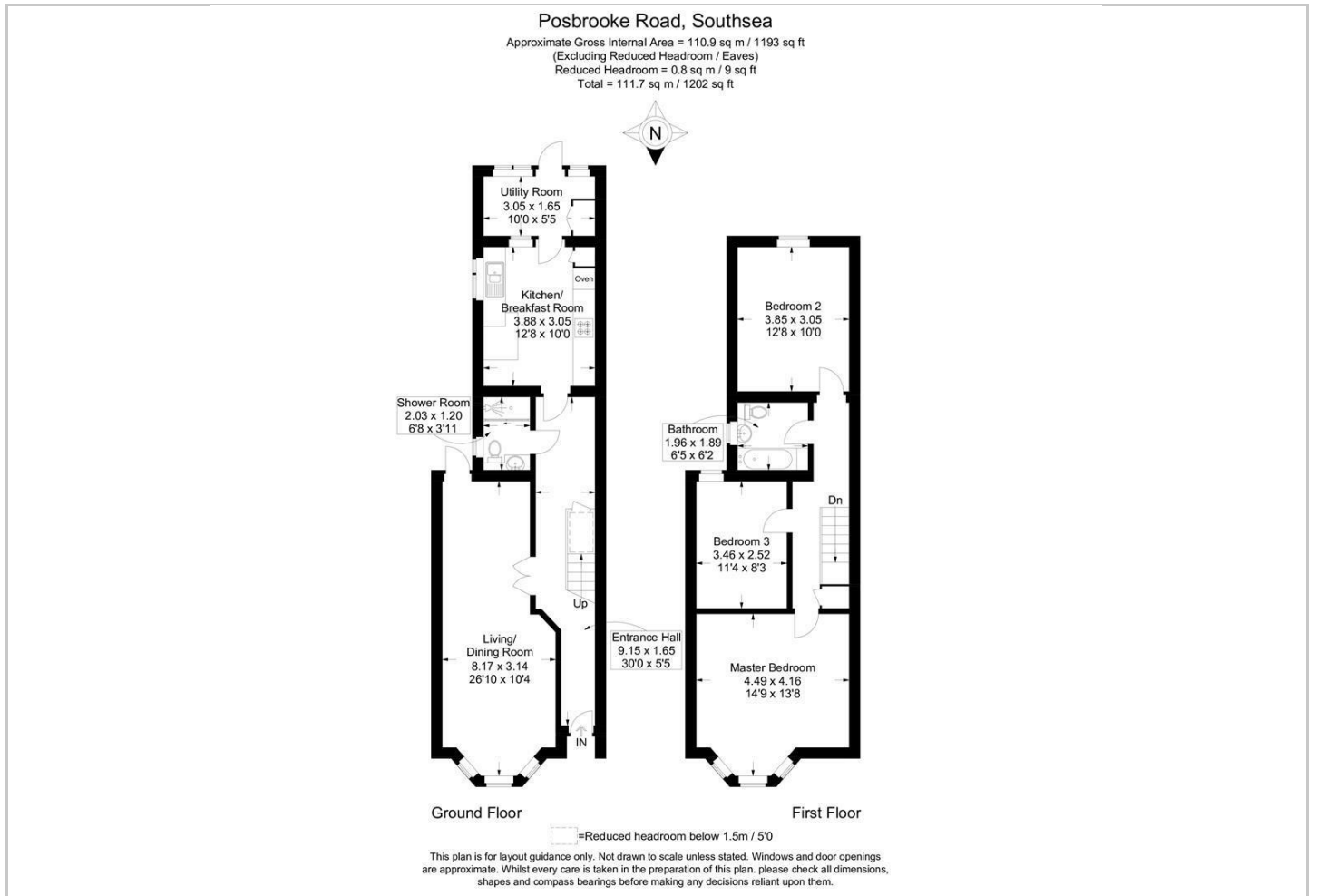
Hybrid Map



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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