



## 12 York Terrace

Portsmouth, PO2 9SG

Offers in the region of £375,000





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Welcome to Yorke Terrace, a beautifully presented three-bedroom semi-detached home that perfectly combines modern design, everyday practicality, and a sense of warmth. Situated in Hilsea, a highly desired residential location ideal for young couples and families alike, this stunning property offers off-road parking to the rear, a stylish interior, and a low-maintenance garden — making it the perfect choice for anyone seeking a move-in-ready home in a convenient and well-connected part of Portsmouth.

Parking for the property is located to the rear, accessed from a quiet private road, with a garden gate providing direct entry to the home. From the moment you arrive, you'll notice the care and attention that has gone into every detail. The décor is contemporary yet homely, with neutral tones, quality finishes, and thoughtful touches that create a calm, cohesive atmosphere throughout.

At the front of the property sits a cosy lounge designed with comfort and relaxation in mind. This inviting space is perfect for unwinding after a busy day, whether you're enjoying a family movie night or quiet evening in. Large windows allow natural light to fill the room, while the hard flooring—which continues throughout the downstairs—ensures low maintenance and practicality for families and pet owners alike.

The layout flows naturally from the lounge into the spacious dining area, creating a sociable space ideal for family meals and entertaining guests. Beyond this lies the beautifully refurbished kitchen, offering a seamless blend of modern design and functionality. Fitted with sleek cabinetry, ample worktop space, and high-end finishes, the kitchen provides a

contemporary setting for everyday living. The design also incorporates a convenient downstairs WC and a utility area tucked neatly at the rear, keeping household tasks discreetly out of sight and maintaining the clean, streamlined aesthetic of the ground floor.

From the kitchen, doors open directly onto the private rear garden, which has been thoughtfully landscaped for easy upkeep. Featuring a combination of patio and artificial turf, the garden provides a perfect balance of style and practicality — ideal for relaxing, entertaining, or allowing children and pets to play safely. Its orientation ensures plenty of natural light, making it a lovely suntrap throughout the day. Whether you're hosting summer barbecues, enjoying weekend lounging, or sipping morning coffee outdoors, this garden offers a wonderful extension of the living space.

Upstairs, a spacious landing leads to the family bathroom and three well-proportioned bedrooms, all finished to a high standard. The main bedroom is a fantastic, recently redecorated space, complete with plush new carpets and a luxurious ensuite. The ensuite features a walk-in shower, contemporary tiling, and a modern heated towel rail, giving it a boutique feel that's both stylish and comfortable.

Bedroom Two is another generous double, featuring a large walk-in wardrobe area that provides excellent storage, while Bedroom Three—though smaller—can still accommodate a double bed if required. It's an ideal choice for a nursery, guest room, or home office, offering flexibility to suit a range of needs.

The family bathroom has been beautifully designed to create a spa-like atmosphere. It features a freestanding bath, modern tiling, and a sleek heated towel rail, all combining to provide a calm and inviting space to relax at the end of the day.

Every room in this home reflects the same sense of care, quality, and attention to detail. From the tasteful décor and durable flooring to the well-planned layout, this property has been lovingly maintained and is ready for its next owners to move straight in.

Located in Hilsea, the home enjoys an excellent position within Portsmouth, with great access to local schools, shops, and transport links. Trafalgar School is nearby, making it an ideal choice for families, while commuters will appreciate the easy routes to the A27 and M27. The train station is just a 15-minute walk away, providing straightforward connections across the region. Local amenities, including supermarkets, cafés, and green spaces, are all within easy reach, ensuring everything you need is right on your doorstep.

Combining modern style, functional design, and a superb location, this stunning home on Yorke Terrace

is truly a standout find. With off-road parking, immaculate presentation, and nothing left to do but unpack and enjoy, it's the perfect property for those seeking comfort, convenience, and contemporary living in one of Portsmouth's most desirable areas.

\*This property has a £34 PCM maintenance charge for the estate.





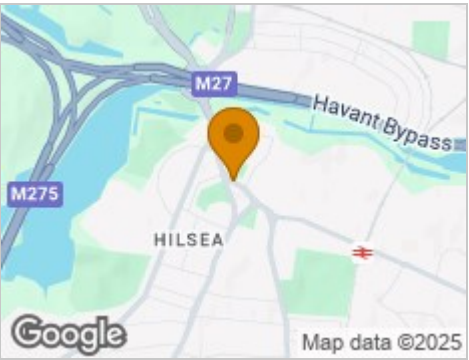
Road Map



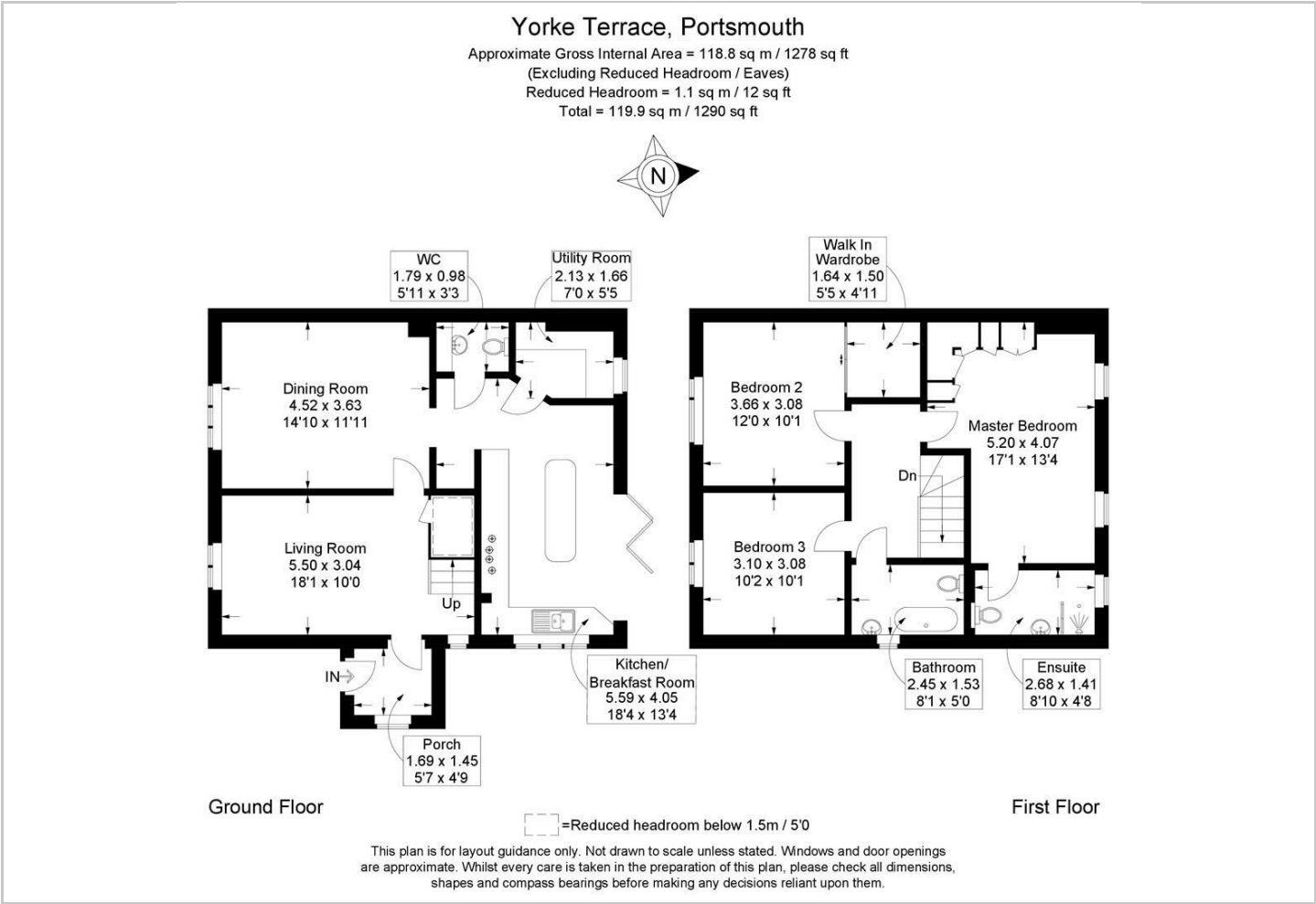
Hybrid Map



Terrain Map



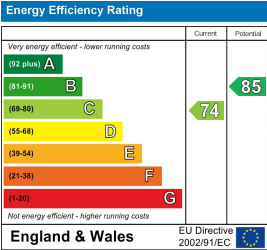
Floor Plan



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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