



9 Chitty Road
Southsea, PO4 9NX
Guide Price £568,000

cogroves
Sales, Rentals and Block Management

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We are delighted to bring to the market this 4 bedroom end of terraced family home with off road parking, westerly facing rear garden, located minutes from the seafront. The accommodation comprises 4 bedrooms, 2 reception rooms, kitchen/diner, cloakroom/utility room, good size cellar, family bathroom, top floor master bedroom suite with en-suite shower room. The property is fitted with double glazing, gas central heating and is presented in good decorative order.

Entrance Hall

Double glazed door to side, stairs to first floor, under stairs storage with stairs leading to cellar.

Cellar area 1

5'5 x 13'9 (1.65m x 4.19m)
Wall mounted gas meter.

Cellar area 2

12'9 x 13'9 (3.89m x 4.19m)
Electric meter, electric consumer unit.

Lounge

15'1 x 13'8 (4.60m x 4.17m)
Double glazed window to front, gas fire with mantle piece over, 3 radiators, coved ceiling, central ceiling rose.

Family Room

11'6 x 13'8 (3.51m x 4.17m)
Double glazed window to side, coved ceiling with central ceiling rose, dado rail.

Kitchen/Diner

14'6 x 13'8 max (4.42m x 4.17m max)
Double glazed windows to side and rear, double glazed door to rear leading to garden. One and a half sink unit with range of wall and base cupboards with work surfaces over. Built in oven, hob and extractor, space for fridge freezer, plumbing for dishwasher, part tiled walls, tiled flooring, textured ceiling, spotlights, radiator.

Cloakroom/Utility Room

WC, plumbing for washing machine, space for tumble dryer, radiator.

First Floor Landing

Coved ceiling.

Bedroom 2

15'2 into bay x 12'8 (4.62m into bay x 3.86m)
Double glazed bay window to front, fitted wardrobes, 3 radiators, coved ceiling.

Bedroom 3

11'7 x 10'2 (3.53m x 3.10m)
Double glazed window to side, radiator, coved ceiling, radiator, storage cupboard, wash hand basin.

Bedroom 4

8'4 x 8' + door recess (2.54m x 2.44m + door recess)
Double glazed window to side, radiator, laminate flooring.

Family Bathroom

White suite comprising bath with shower attachment, WC, wash hand basin with cupboard below, tiled walls, tiled flooring, double glazed window to rear, spotlights, heated towel rail.

Top Floor

Bedroom 1

15'3 x 13'5 max (4.65m x 4.09m max)
Double glazed window to front, radiator, spotlights, eves storage cupboard.

En-suite Shower Room

Shower cubicle, WC, wash hand basin, heated towel rail, 2 double glazed windows to rear, spotlights, eves storage cupboard/loft space housing gas boiler,

which was replaced approximately 4 years ago and service scheduled for April 2024.

Westerly Facing Garden

17' x 15 (5.18m x 4.57m)
Enclosed westerly facing rear garden will walled boundaries, outside tap, lighting, power points and electric roller door providing off road parking.

Additional Information

Tenure - Freehold

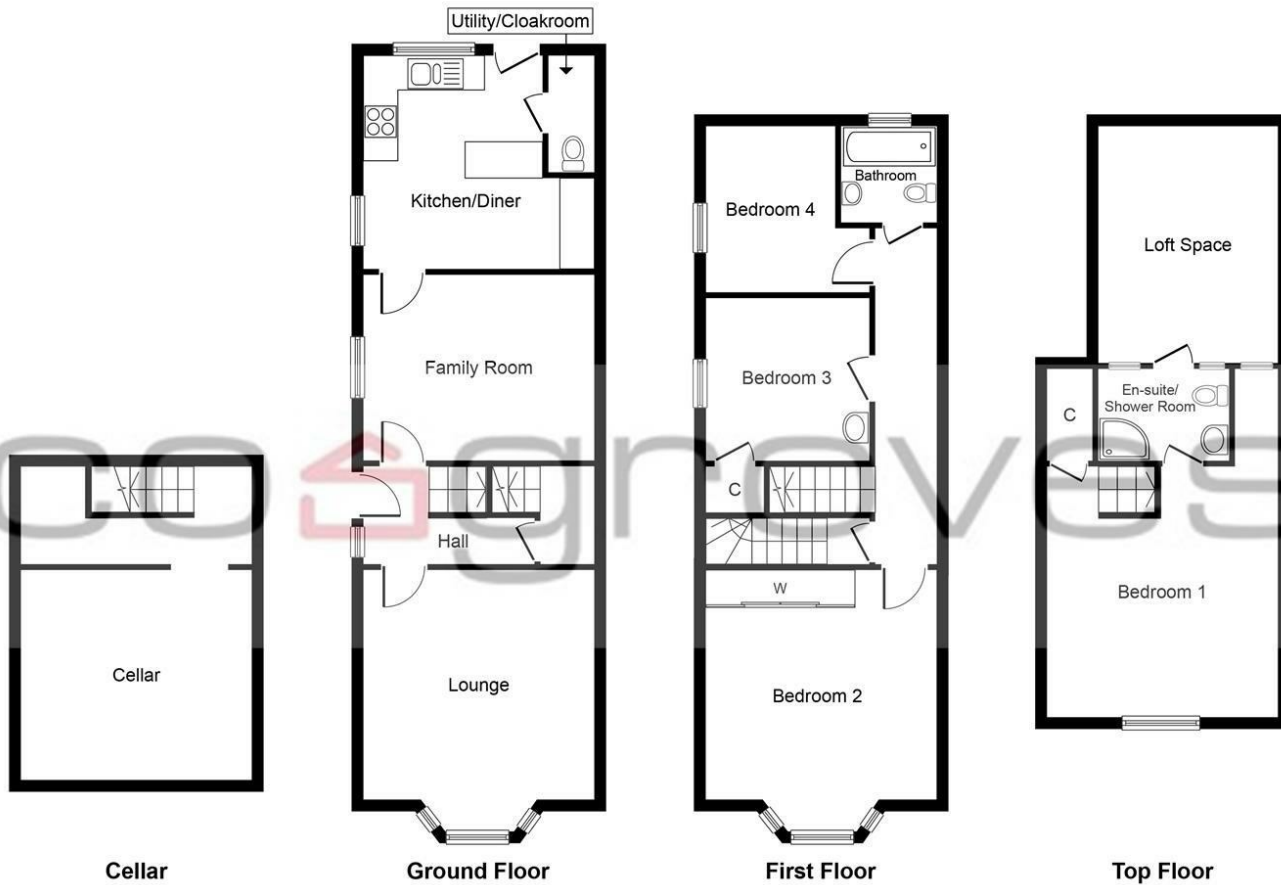
Council Tax - Band C - £1844.85pa.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply they have been tested.





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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		

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