



1 Brandon Road
Southsea, PO5 2LY
Offers Over £525,000

co**groves**
Sales, Rentals and Block Management

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GUIDE PRICE £525,000-£550,000. DRIVEWAY WITH PARKING, WESTERLY FACING GARDEN AND 4 DOUBLE BEDROOMS. We are pleased to offer for sale this spacious bright and airy 4 bedroom family home located in Central Southsea. The accommodation comprises entrance hall, lounge with doors opening onto garden, large kitchen/diner, ground floor cloakroom, large first floor bathroom with separate double shower, top floor shower room. The property is fitted with double glazing, gas central heating and offered with no chain. Benefits of this location includes easy access to Palmerston Road Shopping Precinct, bars, restaurants, cafes, coffee shops, bus routes, Southsea seafront & common.

Entrance Hall

Double glazed door, laminate flooring, coved ceiling, radiator, stairs to first floor.

Lounge

15'5 x 14'5 (4.70m x 4.39m)

Double glazed doors opening onto garden. Laminate flooring, coved ceiling, feature fireplace, radiator.

Kitchen/Diner

23'8 x 12'4 (7.21m x 3.76m)

One and a half bowl stainless steel sink unit with range of wall and base cupboards with work surfaces over, breakfast bar, range cooker with extractor over, washing machine, dishwasher, fridge freezer, part tiled walls, laminate flooring, spotlights, three double glazed windows.

Cloakroom

WC, wash hand basin, radiator, under stairs storage cupboard.

First Floor Landing

Double glazed window, radiator.

Bedroom 1

13' to front of wardrobes x 12'5 (3.96m to front of wardrobes x 3.78m)

Two double glazed windows, range of fitted wardrobes, radiator, coved ceiling with central ceiling rose.

Bedroom 3

13'1 x 12'5 (3.99m x 3.78m)

Three double glazed windows, coved ceiling with central ceiling rose, radiator.

Bathroom

8'8 x 10'9 (2.64m x 3.28m)

Large suite comprising spa jet bath, double walk in shower, wash hand basin, WC, tiled walls and flooring, spotlights, extractor.

Top Floor Landing

Double glazed window, ceiling rose, cupboards housing Vaillant gas boiler.

Bedroom 2

14'6 x 15'8 (4.42m x 4.78m)

Two double glazed windows, ceiling rose, radiator.

Bedroom 4

9'8 x 12'4 (2.95m x 3.76m)

Double glazed window, feature fireplace, radiator.

Shower Room

7'7 x 5' (2.31m x 1.52m)

Suite comprising shower cubicle, wash hand basin, WC heated towel rail, double glazed window.

Westerly Facing Garden/Driveway

54' (16.46m)

Enclosed rear garden with fenced boundaries, patio area, block paved driveway with off road parking for 2 cars. Timber shed with light and power, 2 additional storage sheds, outside light.

Additional Information

Tenure - Freehold

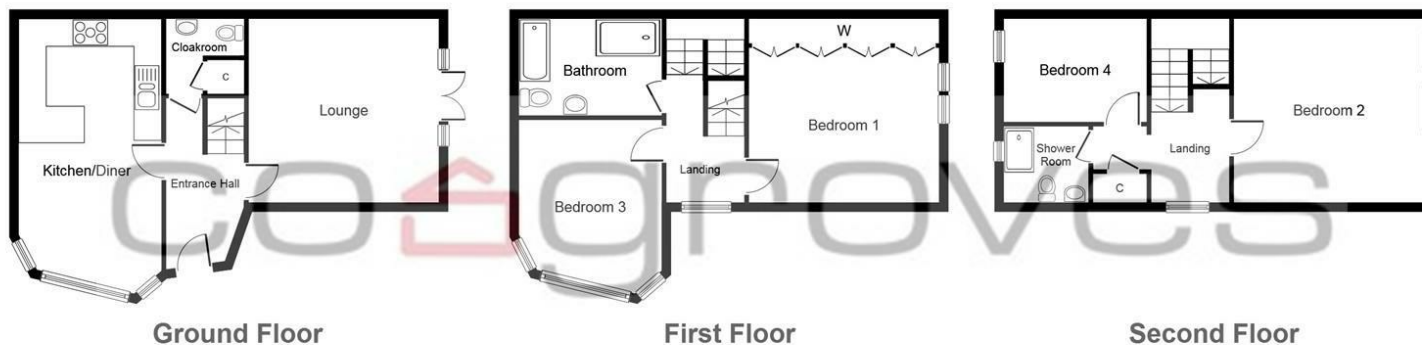
Council Tax - Band E

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.

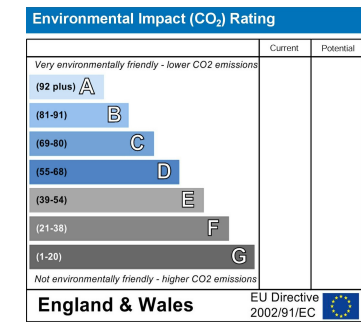
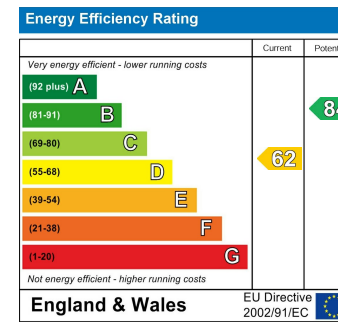




Ground Floor

First Floor

Second Floor



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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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