



106 Napier Road
Southsea, PO5 2RB
Asking Price £400,000

co^ogroves
Sales, Rentals and Block Management

106 Napier Road, Southsea, PO5 2RB

3/4 BEDROOM TOWNHOUSE LOCATED IN CENTRAL SOUTHSEA, SOUTH OF ALBERT ROAD. DRIVEWAY TO FRONT WITH OFF ROAD PARKING, GARAGE, WESTERLY FACING GARDEN, REAR PEDESTRIAN ACCESS & OFFERED WITH NO CHAIN. THE ACCOMMODATION COMPRISES 3/4 BEDROOMS, GROUND FLOOR STUDY/BEDROOM 4, UTILITY ROOM, GOOD SIZE LOUNGE, KITCHEN/DINING ROOM, GROUND FLOOR CLOAKROOM, TOP FLOOR BATHROOM. THE PROPERTY HAS JUST BEEN REDECORATED BUT DOES REQUIRE A NEW KITCHEN & BATHROOM/CLOAKROOM FITTINGS. OTHER BENEFITS INCLUDE DOUBLE GLAZING, GAS CENTRAL HEATING & LOCATED JUST A SHORT WALK TO ALBERT ROAD, BARS, SHOPS, RESTAURANTS, BUS ROUTES, SCHOOLS, SOUTHSEA SEAFRONT & PALMERSTON ROAD.

Entrance Hall

8'5 x 6'1 (2.57m x 1.85m)

Storage cupboard, door to garage, door to inner hall.

Inner Hall

12'9 x 3'5 max (3.89m x 1.04m max)

Storage cupboard, radiator, stairs to first floor.

Cloakroom

6'6 x 2'9 (1.98m x 0.84m)

WC, wash hand basin, extractor, radiator.

Bedroom 4/Study

9'9 x 6'9 (2.97m x 2.06m)

Double glazed window to rear, radiator.

Utility Room

6'6 x 6'6 (1.98m x 1.98m)

Double glazed window and door to rear leading to garden. Wash hand basin/sink, plumbing for washing machine, Potterton boiler.

First Floor Landing

Storage cupboard, additional storage cupboard housing hot water tank.

Lounge

13'9 x 13'9 (4.19m x 4.19m)

Double glazed window to front, two radiators.

Kitchen/Dining Rom

13'9 x 9'5 (4.19m x 2.87m)

Two double glazed windows to rear, single drainer stainless steel sink unit with wall and base cupboards. Gas cooker point, radiator.

Top Floor Landing

Storage cupboard.

Bedroom 1

13'9 x 9'9 max (4.19m x 2.97m max)

Double glazed window to front, fitted wardrobe, radiator.

Bedroom 2

9'9 x 6'7 (2.97m x 2.01m)

Double glazed window to rear, radiator.

Bedroom 3

9'9 max x 6'7 (2.97m max x 2.01m)

Double glazed window to rear, fitted wardrobe, radiator.

Bathroom

7'2 x 4'9 (2.18m x 1.45m)

Suite comprising bath with shower over, wash hand basin, WC, part tiled walls, extractor.

Driveway

Driveway to front offering off road parking and giving access to:

Garage

15'2 x 7'8 (4.62m x 2.34m)

Electric roller door, wall mounted meters.

Garden

30' x 15' (9.14m x 4.57m)

Enclosed westerly facing garden with fenced boundaries, patio, rear pedestrian access.

Additional Information

Tenure - Freehold

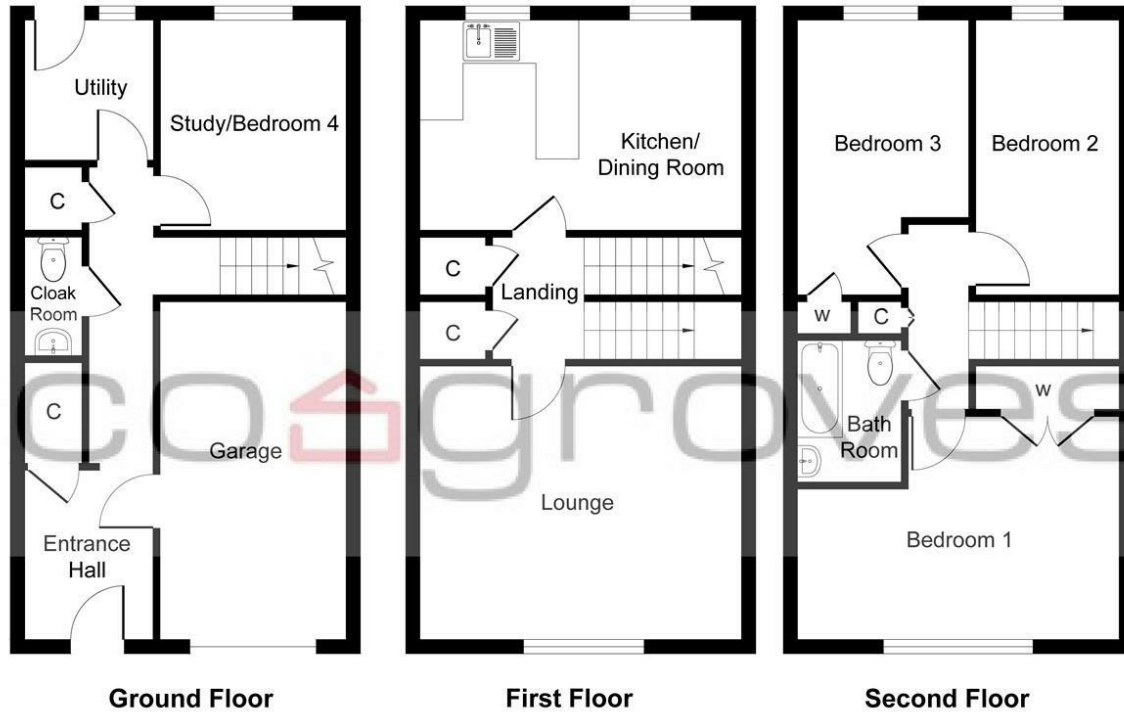
Council Tax - Band D

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	86

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

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