



69 Collingwood Road
Southsea, PO5 2QZ
Asking Price £375,000

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

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BEAUTIFULLY PRESENTED 4 BEDROOM END OF TERRACED HOME LOCATED SOUTH OF ALBERT ROAD WITH 55' REAR GARDEN & SIDE PEDESTRIAN ACCESS. The accommodation comprises an entrance porch, open plan lounge/dining room, fitted kitchen, 4 bedrooms, good size family bathroom, en-suite shower to master bedroom. Other benefits include double glazed windows with shutters, gas central heating system & a new boiler (2/3 years old). The owners have already found a vacant freehold property to purchase so the sale can move promptly. Located close to Albert Road & benefitting from all of its amenities which include supermarkets, bars, cafes, restaurants and bus routes. The property is also a short walk to Palmerston Road Shopping Precinct & Southsea Seafront.

Entrance Porch

5'4 x 5'4 (1.63m x 1.63m)

Double glazed door to entrance porch, vinyl flooring, double glazed door to garden and double glazed door to hall.

Hall

Stairs to first floor with understairs storage area, radiator.

Lounge/Dining Room

22'1 x 13'4 (6.73m x 4.06m)

Double aspect room, double glazed windows to front and rear with shutters, laminate flooring, radiator, meter cupboard housing electric consumer unit.

Kitchen

17'7 maximum measurement x 7'3 (5.36m maximum measurement x 2.21m)

Single drainer stainless steel sink unit with range of units and drawers, plumbing for dishwasher, space for cooker, space for fridge freezer, laminate flooring, double glazed windows to side and rear.

First Floor Landing

Double glazed window to side with shutter.

Bedroom 2

13'5 x 10'8 (4.09m x 3.25m)

Double glazed window to front with shutters, radiator.

Bedroom 3

9'10 x 9'10 (3.00m x 3.00m)

Double glazed window to rear with shutters, radiator.

Bathroom

11'1 x 7'3 (3.38m x 2.21m)

White suite comprising freestanding bath with shower over, WC, wash hand basin with storage below, laminate flooring, double glazed window to rear with shutters, extractor, heated towel rail, cupboard housing gas boiler (replaced 2/3 years ago), additional storage cupboard with plumbing for washing machine and space for tumble dryer.

Top Floor Landing

Double glazed window to side with shutters.

Bedroom 1

17'6 x 9'7 (5.33m x 2.92m)

Double glazed window to rear with shutters, skylight window to front, radiator, three built in cupboards, eves storage cupboard, door to:

En-Suite Shower Room

Shower cubicle, wash hand basin with storage below, WC, heated towel rail, spotlights, extractor, double glazed window to rear.

Garden

55' x 17' maximum measurements (16.76m x 5.18m maximum measurements)

Enclosed rear garden with walled and fenced boundaries, artificial grass area,

shingle and shrub boarders, raised decking area with pergola, gate to side offering side pedestrian access,

Additional Information

Tenure - Freehold

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	85

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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