





**Henderson Road, Southsea PO4 9JD** 

## welcome to

## **Henderson Road, Southsea**

Three bedroom mid-terrace family home located within the heart of Southsea. Please call us today to view!





Fox & Sons Southsea welcome to the market this 3 bedroom mid-terrace family home, situated in the heart of Southsea. Henderson Road is primarily residential and benefits from a convenient location, offering easy access to local shops, schools and public transport links. The property is also within close proximity to Southsea seafront and Easteny Beach, providing nearby recreational and costal amenities.

Southsea is a well-regarded costal suburb know for its strong community feel, historic character and excellent access to Portsmouth city centre. The area combines seaside living with urban convenience, making it a popular location for families and professionals alike. To view this property please call us today!

## **Open Plan Lounge To:-**

11' 11" Min x 14' ( 3.63m Min x 4.27m )

### **Dining Room**

11' 1" x 17' (3.38m x 5.18m)

#### Kitchen

9' 4" x 11' 2" ( 2.84m x 3.40m )

### **Utility Room**

8' 2" x 9' 10" ( 2.49m x 3.00m )

## Landing

#### **Master Bedroom**

14' 1" x 12' (4.29m x 3.66m)

#### **Bedroom Two**

11' 9" x 10' 10" ( 3.58m x 3.30m )

#### **Bedroom Three**

8' 5" Max x 9' 5" ( 2.57m Max x 2.87m )

#### **Bathroom**

Rear Garden

## **Special Features**











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## **Henderson Road, Southsea**

- THREE BEDROOM MID-TERRACE HOUSE
- OPEN PLAN LOUNGE/DINER
- QUIET RESIDENTIAL STREET
- CLOSE TO SOUTHSEA SEAFRONT
- CONVENIENT ACCESS TO LOCAL SHOPS AND AMENITIES

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £290,000



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Please note the marker reflects the postcode not the actual property

Not for marketing purposes INTERNAL USE ONLY



Property Ref: SOS106348 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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