



5 Southdown Road, Cosham, Hampshire, PO6 2EB

TOWN & COUNTRY
SOUTHERN



An Extended Three Bedroom Semi-Detached Home

26' Dining / Family Room & 18' Kitchen
Elevated Location with Views Towards
Portsmouth

Front & Rear Gardens / Garage (restricted)

An extended, three-bedroom semi-detached family home which is situated on the upper hillslopes with views over rooftops towards the City of Portsmouth in the distance. The accommodation is arranged over two primary floors and comprises: hallway, sitting room, shower room, 18' kitchen

adjoining 26' dining/family room on the ground floor with three bedrooms and a bathroom (refitted in 2023) on the first floor. Having a split-level rear garden, side pedestrian access, a garage, some recently (2022) renewed double glazing, gas fired central heating and fitted floor coverings

throughout, this property is ideally suited for the growing family being within the catchment of both Court Lane and Springfield Schools (subject to confirmation). Early internal viewing is recommended in order to appreciate both the accommodation and location on offer.



TO FIND THE PROPERTY: From our office proceed along the Havant Road in a westerly direction taking the sixth road on the right-hand side into Burrill Avenue, then first left into Southdown Road where No.5 can be found a short distance along on the right hand side.

ENTRANCE: Brick retaining walls to front with pedestrian gateway, brick retaining walls to either side, lawned front garden, steps leading up to covered porch, main front door with leadlight stained-glass panel with matching panels to either side and over leading to:

HALLWAY: Balustrade staircase rising to first floor with understairs storage cupboard housing meters, ceiling rose and coving, dado rail, radiator with cover over, tile effect vinyl flooring, panelled doors to primary rooms.



SITTING ROOM: 15'1" into bay window x 12'6" Double glazed bay window to front aspect with radiator under, ceiling rose and coving, picture rail, central chimney breast with wood surround fireplace, cast iron arched inlay with tiled hearth.

SHOWER ROOM: Corner shower cubicle with curved panelled doors, low level w.c., wash hand basin with mixer tap, window to rear aspect, extractor fan, ceiling spotlights, vinyl tile effect flooring, chrome heated towel rail.

KITCHEN: 18'1" x 7'4" Double glazed frosted windows to side aspect with top openers, double radiator, comprehensive range of white fronted wall and floor units with wood block work surface, range of drawer units, space for free standing gas range style cooker with extractor hood, fan and light over, rectangular opening overlooking dining room, ceiling spotlights, inset 1½ bowl sink unit with mixer tap and cupboards under, space and plumbing for dishwasher and washing machine, space for free standing fridge/freezer, wood flooring, square opening leading to family room.

FIRST FLOOR: Landing with balustrade, double glazed window to side aspect, access to loft space, panelled doors to primary rooms.

BEDROOM 1: 15'1" into bay window x 10'8" to front of built-in wardrobes. Double glazed bay window to front aspect with far reaching views towards the City of Portsmouth in the distance, radiator, built-in wardrobes to either side of chimney breast measuring approximately 1'7" in depth with hanging space and shelving, ceiling coving, picture rail, cast iron surround fireplace with tiled hearth.



DINING ROOM: Square opening leading to family room with overall depth of adjoining room 26'9"

Dining area: 14'1" x 10'8" Wood flooring, large rectangular opening overlooking kitchen with radiator under, central chimney breast with inlay, shelf, ceiling rose and coving.

BEDROOM 2: 14'2" x 10'9" Double glazed window to rear aspect overlooking garden with shutters, ceiling coving, picture rail, central chimney breast with recess, built-in wardrobes to either side of chimney breast with hanging space and shelving, radiator, dimmer switch, picture rail.

Family seating area: 11'0" x 9'9" Matching flooring, square opening leading to kitchen, corner shelf, pitched roof with skylight windows and spotlights, bi-folding doors (newly fitted in 2022) to rear garden, picture rail, door to:

BEDROOM 3: 12'4" maximum x 7'5" Double glazed window to rear aspect overlooking garden with shutters window to side aspect with matching shutters, wood laminate flooring, radiator, built-in cupboard housing Vaillant boiler supplying domestic hot water and central heating (not tested).



BATHROOM: (Refitted in 2023). Double glazed frosted window to front aspect, white suite comprising: P shaped panelled bath with brass mixer tap, drench style hood with separate shower attachment and glass screen over, close coupled w.c., wash hand basin with drawers under, brass heated towel rail, ceiling spotlights, ceramic tiles to walls, wood effect laminate flooring.



OUTSIDE: To the left-hand side of the property is a shared driveway leading to garage (restricted). Directly to the rear of the property is a low-level patio area with steps leading to lawned garden with raised decked area, the garden is enclosed by fence panelling, side pedestrian arched topped gate and access to garage.

GARAGE: Up and over door, side pedestrian door.

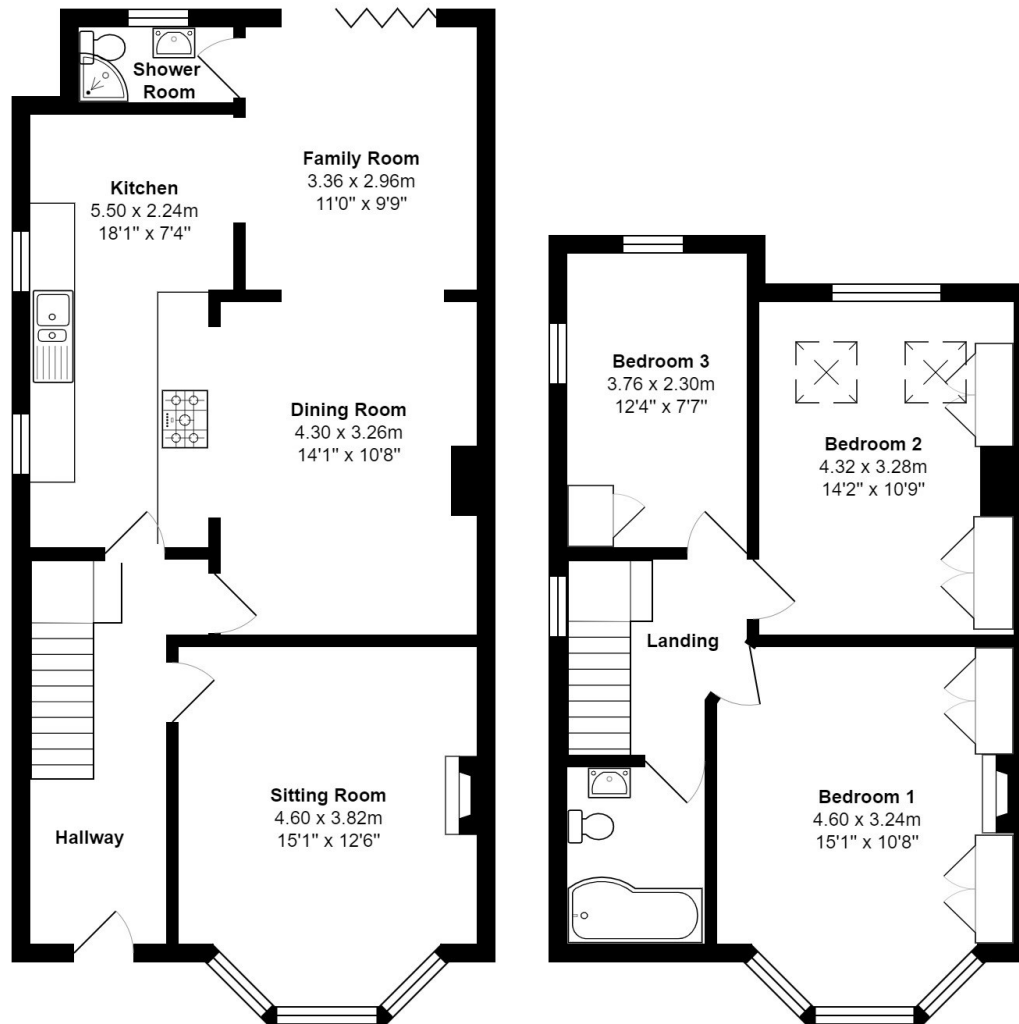
AGENTS NOTES:

Council Tax Band D - Portsmouth City Council

Broadband – ASDL/FTTC [Fibre Checker \(openreach.com\)](https://openreach.com)

Flood Risk – Refer to - ([GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://gov.uk/check-long-term-flood-risk.service.gov.uk))





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	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		71	82
		EU Directive 2002/91/EC	

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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