



OFFERS OVER
£280,000
18 Horsea Road
Portsmouth, PO2 9SR

PROPERTY SUMMARY

Off Road Parking & No Forward Chain! This three bedroom, end of terraced property in Horsea Road, Hilsea is offered for sale by Jeffries & Dibbens. The property has undertaken full refurbishment to a high standard (As of August 2023) by the current owners and is complimented with a selection of benefits. Accommodation comprises a 18ft x 11ft reception room, a modern fitted kitchen and a modern-fitted, downstairs bathroom. The first floor consists of three bedrooms, the main bedroom benefitting from a fitted shower cubicle. Additional benefits include gas central heating, double glazing throughout with fitted blinds and a loft room. To the rear of the property is a patio garden measuring 56ft x 25ft with side pedestrian access, leading to paved off road parking for multiple vehicles. We encourage an internal viewing at your earliest convenience, please contact our Portsmouth branch to arrange an internal viewing today!
02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR Leading to hallway.

HALLWAY Obscure PVC double glazed window to side aspect, door to bathroom, door to reception room one, stairs to first floor.

RECEPTION ROOM ONE 32' 9" x 11' 10" narrowing to 7'10" (10m x 3.61m) PVC double glazed windows to front and side aspect, two double radiators, door to kitchen.

KITCHEN 12' 6" x 8' (3.81m x 2.44m) Obscure PVC double glazed back door to garden, PVC double glazed window to rear aspect with fitted blinds, range of wall and base units, roll top work surfaces, breakfast bar, cobblestone grey sink with mixer tap and drainer unit, tiled to principal areas, integral oven with fitted "Siemens" induction hob, spot lighting, cupboard housing wall mounted 'Glowworm' combination boiler, cupboard housing gas and electric meters and fuse board, space for American fridge/freezer, space for washing machine, laminate flooring.

BATHROOM Obscure PVC double glazed window to rear aspect, heated towel rail, vanity unit with concealed cistern WC, free standing bath, laminate flooring, slate effect panelling to 1/2 height, extractor fan, spot lighting.

FIRST FLOOR LANDING Doors to bedroom one, bedroom two and bedroom three, PVC double glazed window to rear aspect with fitted blinds.

BEDROOM ONE 12' 9" x 11' 10" (3.89m x 3.61m) PVC double glazed window to front aspect with fitted blinds x 2, double radiator, fitted walk in shower cubicle with rainfall shower, laminate flooring, heated towel rail, quartz granite effect panelling, extractor fan, spot lighting.

BEDROOM TWO 12' 8" x 8' 1" (3.86m x 2.46m) PVC double glazed window to rear aspect with fitted blinds, double radiator.

BEDROOM THREE 12' 8" x 5' 11" (3.86m x 1.8m) PVC double glazed window to front aspect with fitted blinds, double radiator.

LOFT ROOM 14' 9" x 14' 8" (4.5m x 4.47m) Velux windows to rear aspect, eaves storages, double radiator.

REAR GARDEN 56' x 25' (17.07m x 7.62m) Side pedestrian access, outside tap, mainly laid to paving.





Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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