

**£375,000**  
**48 Compton Road**  
Portsmouth, PO2 0SR



## PROPERTY SUMMARY

OFF ROAD PARKING! Jeffries & Dibbens are delighted to welcome to the market this exceptional, three bedroom, semi-detached property located in Compton Road, Hilsea. This extended property is beautifully presented throughout, with ground floor accommodation comprising a 14ft reception room, a further 12ft reception room which opens onto a modern fitted kitchen and an additional reception room, plus a WC. The first floor offers three bedrooms and a modern fitted family bathroom. Additional benefits include double glazing, gas central heating and an attractive south facing rear garden. The property also boasts a workshop as well as off road parking for one vehicle! Contact our Portsmouth branch to arrange your internal viewing, open late! 02392 661 662







## OBSCURE HARDWOOD FRONT DOOR

**HALL** Obscure stained glass window to front aspect, radiator, stairs to first floor, under stairs storage cupboard, spot lighting, pine wood flooring, door to reception room one, door to reception room two.

**RECEPTION ROOM ONE** 14' 05" into bay x 13' 05" into recess (4.39m x 4.09m) PVC double glazed bay window to front aspect, pine wood flooring, built-in speakers, two built-in storage cupboards.

**RECEPTION ROOM TWO** 12' 06" into recess x 11' 04" (3.81m x 3.45m) Pine wood flooring, vertical radiator, spot lighting, archway to reception room three, opening to kitchen.

**KITCHEN** 15' 01" x 7' 02" (4.6m x 2.18m) Skylight, modern fitted kitchen comprising range of wall and base level units, square edgework surfaces, one and a half bowl stainless steel sink and drainer unit with adjustable mixer tap over, integral washing machine, integral dishwasher, integral fridge/freezer, integral electric oven, integral five ring induction hob with extractor hood over, tiling to principal areas, tiled flooring, vertical radiator.

**RECEPTION ROOM THREE** 15' 0" x 14' 11" narrowing to 10' 11" (4.57m x 4.55m) Two PVC double glazed windows to rear aspect, PVC double glazed sliding doors to garden, obscure PVC double glazed windows to side aspect, roof lantern x2, two radiators, pine wood flooring, spot lighting, door to:-

**WC/UTILITY** Obscure PVC double glazed window to rear aspect, close coupled WC, vanity unit, fully tiled, base level units with square edgework surfaces.

**FIRST FLOOR LANDING** Loft hatch, spot lighting, doors to:-

**BEDROOM ONE** 14' 05" into bay x 11' 06" into recess (4.39m x 3.51m) PVC double glazed window to front aspect, radiator.

**BEDROOM TWO** 12' 05" into recess x 11' 10" (3.78m x 3.61m) PVC double glazed window to rear aspect, radiator.

**BEDROOM THREE** 7' 07" x 7' 05" (2.31m x 2.26m) PVC double glazed window to front, radiator.

**BATHROOM** Obscure PVC double glazed window to rear aspect, 'P' shaped panelled bath with 'rainfall' style shower over, pedestal mounted wash basin, close coupled WC, radiator, tiled walls & floor, spot lighting, extractor fan.

## OUTSIDE

**GARDEN** 35' 10" (10.92m) South facing, mainly laid to lawn with porcelain tiles, raised tree & shrub borders, fish pond, outside tap, external power point, door to workshop.

**WORKSHOP** 19' 09" x 9' 03" (6.02m x 2.82m) PVC double glazed window to front aspect, power & light, rear pedestrian access.

**REAR** Off road parking for one vehicle.



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 C

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	52 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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries  
Dibbens &**  
estate and letting agents

**OFFICE ADDRESS**  
112/114 London Road,  
Portsmouth, Hampshire, PO2  
0LZ

**CONTACT**  
023 9266 1662  
portsmouth@jeffries.co.uk  
www.jdea.co.uk