



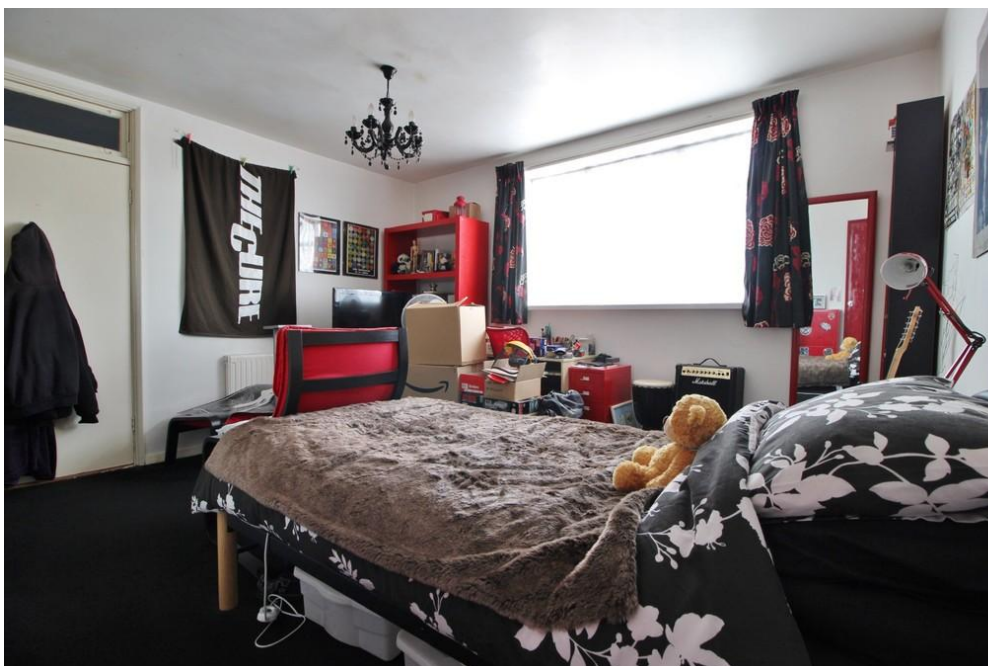
'OFFERS IN REGION OF'  
**£300,000**  
**60 Bath Road**  
Southsea, PO4 0HT



**THREE DOUBLE BEDROOM HOME WITH UPSTAIRS BATHROOM!** This mid terraced, bay and forecourt home is located along Bath Road, Southsea, fantastically positioned to enjoy the bustling Albert and Marmion Road areas, with their abundance of independent cafes, shops and eateries, whilst also being within reasonable distance to the seafront. The ground floor accommodation comprises; entrance hall, lounge, fitted galley kitchen, dining room, downstairs WC and lean-to conservatory. On the first floor, you will find two double bedrooms and a modern fitted bathroom suite, with a further double bedroom and large loft room to the third floor. Additional benefits include gas central heating, double glazing and an attractive enclosed rear garden. We highly advise an internal viewing at your earliest convenience so please call the Southsea office to arrange this.

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**ENTRANCE** Walled forecourt, Door to:-

**HALLWAY** Stairs to first floor, doors to:-

**LOUNGE** 11' 1" x 8' 5" (3.39m x 2.57m) Double glazed window to front elevation, radiator, carpeted.

**DINING ROOM** 13' 2" x 12' 7" (4.03m x 3.84m) Double glazed door to conservatory, radiators, carpeted, door to:-

**KITCHEN** 11' 0" x 6' 0" (3.37m x 1.85m) Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit with mixer tap, space for freestanding oven with extractor hood over, space and plumbing for washing machine, tiled to principal areas and tiled flooring, double glazed window to side elevation.

**UTILITY ROOM** 6' 10" x 6' 3" (2.09m x 1.92m) Door to WC, door to garden.

**WC** Low level WC.

**FIRST FLOOR LANDING** Doors to bedrooms one and two, door to bathroom, stairs to second floor landing.

**BEDROOM ONE** 16' 6" x 10' 0" (5.05m x 3.05m) Double glazed window to front elevation, radiator, carpeted.

**BEDROOM TWO** 13' 6" x 12' 7" (4.14m x 3.84m) Double glazed window to rear elevation, radiator, carpeted.

**BATHROOM** Fitted bathroom comprising low level WC, wash basin with mixer tap, Jacuzzi style bath with shower over, tiled to principal areas and lino flooring, obscure double glazed window to side elevation.

**SECOND FLOOR LANDING** Doors to:-

**BEDROOM THREE** 16' 6" x 9' 6" (5.05m x 2.92m) Double glazed window to rear elevation, radiator, carpeted.

**LOFT SPACE** Storage space and electric points.

**GARDEN** Easterly facing, laid to lawn, enclosed by wooden fencing.



GROUND FLOOR

1ST FLOOR

2ND FLOOR



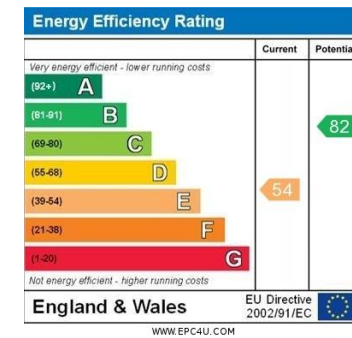
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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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