



**£359,995**  
**54 Frensham Road**  
Southsea, PO4 8AF



PERIOD THREE BEDROOM HOME! This traditional bay and forecourt home is located along the tree-lined Frensham Road, an ever popular residential location within Southsea. Offered with an abundance of period features including ceiling roses and exposed floorboards, we feel this would make an ideal purchase for someone looking for a home with character. The ground floor accommodation comprises; entrance hallway, living room, dining room with log burner, lean-to with downstairs WC and lovely wooden fitted kitchen with bi-folding doors out to the WESTERLY ASPECT GARDEN! The first floor benefits from three good sized bedrooms and fitted upstairs bathroom suite. You will also find a versatile loft space with skylight windows via a spiral staircase. A truly lovely period home which can only be appreciated by an internal viewing.

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**FORECOURT** Period tiles, storm porch, wooden front door to:-

**HALLWAY** Exposed floorboards, contemporary radiator, stairs with spindled balustrade to first floor landing, period style coving, doors to all rooms, opening to dining room.

**LOUNGE** 12' 4" x 9' 6" (3.78m x 2.92m) Double glazed sash bay window to front elevation with bespoke shutters, exposed floorboards, period style feature fireplace, contemporary radiator, built-in shelving, period style ceiling rose, picture rail, dado rail and coving.

**DINING ROOM** 12' 4" x 7' 8" (3.78m x 2.34m) Exposed floorboards, fireplace with log burner, wooden door to lean-to.

**KITCHEN** 11' 6" x 9' 6" (3.51m x 2.92m) Fitted wooden kitchen comprising a range of wall and base level units incorporating solid wood work surfaces, sink with mixer tap, space for 'Range' style cooker, spaces and plumbing for washing machine and dishwasher, space for fridge/freezer, built-in storage, tiled to principal areas and tiled flooring, bi-folding doors to garden.

**LEAN-TO** Wall mounted boiler, wooden flooring, door to:-

**WC** WC with raised cistern.

**FIRST FLOOR LANDING** Exposed floorboards, spiral staircase to loft room.

**BATHROOM** Panel enclosed bath with thermostatic shower over, WC with raised cistern, vanity unit housing wash basin, period style heated towel rail, tiled to principal areas and tiled flooring, double glazed window to side elevation.

**BEDROOM THREE** 9' 6" x 6' 9" (2.92m x 2.08m) Double glazed window to rear elevation, exposed floorboards, period fireplace, radiator.

**BEDROOM TWO** 12' 2" x 7' 10" (3.73m x 2.39m) Double glazed window to rear elevation, exposed floorboards, radiator, built-in wardrobe.

**BEDROOM ONE** 13' 3" x 11' 10" (4.06m x 3.61m) Window to front elevation with bespoke shutters, exposed floorboards, period coving and ceiling rose, period fireplace, contemporary radiator.

**LOFT SPACE** 13' 5" x 13' 0" (4.11m x 3.97m) Dual aspect skylight windows, wooden flooring, eaves storage, spotlights, exposed brickwork.

**GARDEN** Mainly laid to paving with shrub borders, westerly aspect, enclosed by brick walls.







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		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	71
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

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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