



£399,950
31 Somerset Road
Southsea, PO5 2NL

Welcome to this LOVELY FOUR BEDROOM PERIOD HOME, nestled in a sought-after and central Southsea location. This charming property is just a short stroll away from the picturesque seafront and the convenience of Waitrose on Marmion Road. A true gem, this well-presented and spacious home awaits, and its true beauty can only be fully appreciated through a personal viewing. Accommodation, which is arranged over three floors comprises; a 24ft (approx.) lounge/diner (formally two rooms) and fitted solid pine galley kitchen to the ground floor. With a family bathroom, separate WC and two large bedrooms on the first floor, with a further two bedrooms found on the second floor. To the rear of the property you will find a pretty, fully enclosed garden. Benefits include gas central heating (complete system including boiler installed in 2020) and double glazed sash windows. Contact our Southsea branch today.





PORCH Tiled flooring, obscure double glazed stable door to:-

LOUNGE/DINER 24' 2" x 15' 8" (7.39m x 4.79m) Double glazed sash window to front elevation, brick fireplace with space for either gas or electric fire, two radiators, carpeted flooring, fitted meter cupboard housing gas and electric meters, double glazed French doors to rear elevation (out to garden), TV point, stairs with spindled balustrade to first floor landing, door to:-

LOUNGE AREA 12' 4" x 15' 8" (3.78m x 4.79m)

DINING AREA 11' 10" x 15' 8" (3.61m x 4.79m)

KITCHEN 12' 4" x 7' 11" (3.76m x 2.42m) Double glazed bay window to side elevation, bespoke fitted kitchen comprising a range of solid pine wall and base level units incorporating roll edge work surfaces, one and a half bowl sink and drainer unit with mixer tap, gas cooker, under counter fridge and freezer, integral washing machine and dishwasher, cupboard housing 'Vaillant' combination boiler (installed 2020), tiled to principal areas and tiled flooring, extractor fan, double glazed French doors to rear garden.

FIRST FLOOR LANDING Spindled balustrade, carpeted flooring, doors to all rooms, stairs with spindled balustrade to second floor landing.

WC Double glazed sash window to rear elevation, close coupled WC, wall mounted wash basin, half tiled walls and laminate flooring.

BEDROOM ONE 12' 4" excluding bay x 10' 4" including wardrobe depth (3.78m x 3.17m) Double glazed sash bay window to front, radiator, carpeted flooring, two built-in wardrobes, through to:-

BEDROOM TWO 12' 0" x 10' 4" (3.66m x 3.17m) Double glazed sash window to rear elevation, radiator, carpeted flooring, built-in double wardrobe.

BATHROOM 7' 1" x 5' 1" (2.18m x 1.55m) Obscure double glazed sash window to front elevation, comprising panel enclosed bath with telephone style mixer tap/shower attachment, wash basin in vanity unit, radiator, tiled to principal areas and laminate flooring.

SECOND FLOOR LANDING Double glazed Velux window to rear elevation, spindled balustrade, built-in storage cupboard, carpeted flooring, doors to both bedrooms.

BEDROOM THREE 7' 8" x 16' 2" (2.35m x 4.94m) Double glazed dormer window and double glazed Velux window to front elevation, carpeted flooring, built-in eaves storage, fitted wardrobe, wash basin in vanity unit with mixer tap.

BEDROOM FOUR 8' 0" x 10' 6" (2.45m x 3.21m) Double glazed dormer window to rear elevation, carpeted flooring, eaves storage space.

GARDEN Enclosed by brick walls and wooden fencing, laid to a mixture of lawn and paving with plant and mature shrub borders, pond.



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.
Made with Metropix ©2023

LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Vary energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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

**Jeffries
Dibbens &**
estate and letting agents

OFFICE ADDRESS

1 Marmion Road, Southsea,
Hampshire, PO5 2DT

CONTACT

023 9236 1111
southsea@jeffries.co.uk
www.jdea.co.uk