



**£249,995**  
**Highland Road**  
Southsea, PO4 9BN

**TWO BEDROOM HOME WITH OFF ROAD PARKING!** This mews style home can be found in the tucked away location of Festing Mews just off Highland Road, Southsea. Offered to the market with no forward chain, the property is ideally positioned with Canoe Lake, Albert Road and the seafront all within walking distance. The accommodation briefly comprises; entrance hall with downstairs cloakroom, living room and modern fitted kitchen to the ground floor with two bedrooms and an upstairs bathroom suite on the first floor. The rarely available off road parking space can be found to the side along with a courtyard garden to the rear of the home. Double glazing and gas central heating make this property perfect for first time buyers or investment purchasers. Viewing strictly by appointment only and can be arranged by our Southsea office.

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**ENTRANCE** Obscure double glazed front door to:-

**HALLWAY** Stairs with spindled balustrade to first floor landing, under stairs storage cupboard, carpeted stairs, cupboard housing consumer unit, tiled flooring, doors to all rooms.

**CLOAKROOM** 5' 4" x 6' 9" (1.65m x 2.06m) Close coupled WC, vanity unit housing wash basin with mixer tap, tiled to principal areas and tiled flooring.

**LOUNGE** 18' 8" x 10' 1" (5.70m x 3.09m) Double glazed windows to front and side elevation, double glazed door to side elevation, two radiators, laminate flooring, door to:-

**KITCHEN** 5' 11" x 9' 11" (1.82m x 3.03m) 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, integral fridge/freezer and washing machine, built-in oven, gas hob with extractor hood over, tiled to principal areas and tiled flooring, double glazed window to rear elevation.

**FIRST FLOOR LANDING** Doors to all rooms, carpeted, storage cupboard housing wall mounted combination boiler.

**BEDROOM ONE** 10' 9" x 9' 7" (3.28m x 2.92m) Double glazed window to side elevation, radiator, built-in wardrobe, carpeted.

**BEDROOM TWO** 6' 9" x 9' 7" including wardrobe depth (2.06m x 2.92m) Double glazed windows to front and side elevation, built-in wardrobe, carpeted.

**BATHROOM** 6' 8" x 7' 1" (2.03m x 2.16m) Panel enclosed bath with thermostatic mixer shower over, close couple WC, vanity unit housing wash basin with mixer tap, tiled to principal areas and tiled flooring, radiator, obscure double glazed window to rear elevation.

**COURTYARD GARDEN**

**OUTSIDE** Parking for one car, covered storage to side.



GROUND FLOOR

FIRST 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 C

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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