

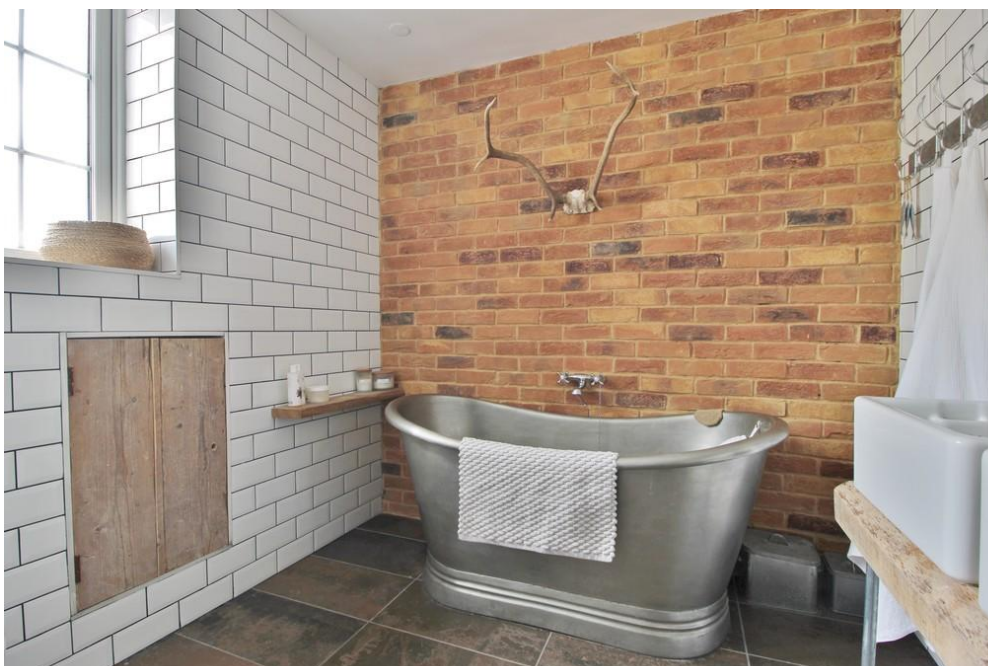


**Offers in Excess of
£520,000**
116 St. James's Road
Southsea, PO5 4JA

STUNNING THREE BEDROOM HOME! This impressive townhouse is situated in one of Southsea's most requested Conservation Areas and can be found along St. James' Road. The property which spans over 1300sq.ft of living space, has been meticulously renovated by the current owners to create a home which offers contemporary style and classic charm throughout. Two double bedrooms can be found on the top floor, with the master bedroom and stunning family bathroom suite with freestanding 'boat' bath and double countertop vanity unit. The ground floor offers an open plan living room with herringbone flooring, with the lower floor benefitting from an exquisite kitchen/dining room with a 'Wren' kitchen, an island with breakfast bar, fitted appliances, exposed brick feature walls and double doors which lead onto a westerly aspect garden with rear access. A truly stunning home which can only be appreciated via an internal viewing.

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ENTRANCE Enclosed by metal railings and gate, shingled forecourt, composite front door to:-

LIVING ROOM 23' 5" x 14' 0" at widest (7.14m x 4.28m) Double glazed sash window to front elevation with bespoke shutters, contemporary cast iron radiators, double glazed window to rear elevation, herringbone flooring, stairs to first and lower ground floors, double glazed door to garden.

KITCHEN/BREAKFAST ROOM 21' 8" x 13' 5" (6.62m x 4.09m) Stunning 'Wren' fitted kitchen comprising a range of wall and base level units incorporating solid wood work surfaces, 'Shaws' ceramic Belfast sink and drainer unit with mixer tap, integral appliances including washing machine, dishwasher, fridge and freezer, central island incorporating solid wood surfaces, space for 'Range' style cooker, breakfast bar, exposed brick chimney breast, contemporary cast iron radiator, tiled to principal areas, porcelain tiled flooring, cupboard housing wall mounted combination boiler, double glazed window to front elevation, double glazed French doors to garden.

FIRST FLOOR LANDING Double glazed period style window to rear elevation, stairs to second floor landing, newly fitted carpet.

BATHROOM 7' 6" x 8' 2" (2.30m x 2.50m) Lovely fitted bathroom suite comprising freestanding boat style 'tin' bath with central taps, double hand basins in vanity unit with central taps, contemporary cast iron radiator, concealed cistern WC, tiled to principal areas, porcelain tiled flooring, exposed brick feature wall, double glazed window to rear elevation.

MASTER BEDROOM 11' 9" x 14' 1" (3.59m x 4.31m) Double glazed sash window to front elevation with bespoke shutters, contemporary cast iron radiator, built-in wardrobes, exposed brick feature wall.

SECOND FLOOR LANDING Doors to both bedrooms, newly fitted carpet.

BEDROOM TWO 11' 11" x 10' 11" (3.65m x 3.35m) Double glazed window to rear elevation, radiator, storage cupboard, newly fitted carpet.

BEDROOM THREE 9' 8" x 14' 3" (2.96m x 4.35m) Double glazed sash window to front elevation, radiator, newly fitted carpet.

GARDEN Westerly aspect garden, rear pedestrian access, laid to shingle with shrub borders, patio area, 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 C

VIEWINGS
 By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		85
(69-80)		
C		
(55-68)		
D	57	
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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