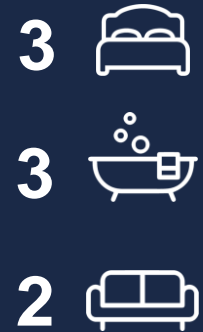




£460,000
96 King Street
Southsea, PO5 4EH

THREE DOUBLE BEDROOMS, SOUTH FACING GARDEN & STUDIO/HOME OFFICE! New to the market is this Victorian town house found along King Street, Conservation Area (No.3), in central Southsea. Situated only a short walk to Palmerston Road shopping precinct, Southsea Common and the seafront. Accommodation, which is arranged over four floors, comprises lounge with log burning stove, separate dining room, modern fitted kitchen, three double bedrooms, bathroom, study/dressing room, utility room and shower room. To the rear of the property is a fully enclosed, southerly facing walled garden with access to the garden room. Benefiting from a host of period features including exposed floorboards and sash windows. Additional benefits include gas central heating. This property really is one not to be missed! Contact our Southsea branch today to arrange to view.





ENTRANCE Via forecourt enclosed by railings, wooden front door to:-

LOUNGE 11' 1" x 13' 11" (3.38m x 4.26m) Sash window to front elevation, solid fuel burning stove with slate hearth, period style carbol, built-in cupboard housing gas meter, radiator, exposed floorboards, through to inner hallway.

DINING ROOM 12' 2" x 7' 11" into recess (3.71m x 2.43m) Exposed floorboards, radiator, through to:-

KITCHEN 6' 6" x 13' 3" (2.00m x 4.05m) French doors to verandaw ithw indows either side to rear garden, modern fitted kitchen comprising a range of wall and base level units incorporating stone effect square edge work surfaces, fitted wine rack, one and half bowl stainless steel sink w ith mixer tap, space for under-counter fridge, space and plumbing for washing machine and dishwasher, built-in oven with halogen hob over, tiled to principal areas and exposed floorboards.

INNER HALLWAY Stairs w ith spindled balustrade to first floor landing, radiator, exposed floorboards, stairs w ith spindled balustrade to lower ground level.

LOWER GROUND LEVEL

STUDY/DRESSING ROOM 10' 9" x 13' 10" into recess (3.30m x 4.22m) Built-in storage cupboard, vertical radiator, through to utility room, double doors to bedroom three, carpeted.

BEDROOM THREE 11' 7" x 13' 11" into recess (3.55m x 4.26m) Window to front elevation with fitted bespoke shutter blinds, radiator, fitted cupboard housing electric mains and consumer unit.

UTILITY ROOM 6' 3" x 7' 10" (1.93m x 2.39m) Window to rear elevation with fitted bespoke shutter blinds, wall mounted storage cupboard, solid wood work surfaces with fitted stainless steel sink and mixer tap, door to:-

SHOWER ROOM 6' 6" x 4' 9" (1.99m x 1.45m) Window to rear elevation, walk-in shower with thermostatic mixer tap, close coupled WC, heated towel rail, wall mounted basin w ith mixer tap, built-in storage cupboard, tiled to principal areas and tiled flooring.

FIRST FLOOR LANDING Window to rear elevation, spindled balustrade, steps to bedroom two, doors to bedroom one and bathroom.

BATHROOM 11' 2" x 7' 11" (3.42m x 2.42m) Sash window to rear elevation, comprising roll top bath, WC, pedestal mounted basin, built-in storage cupboard.

BEDROOM ONE 11' 9" x 14' 1" into recess (3.60m x 4.30m) Sashw indow to front elevation, radiator, carpeted.

BEDROOM TWO 12' 7" x 13' 2" (3.85m x 4.02m) Velux window to rear elevation, window to front elevation, eaves storage cupboards, carpeted.

GARDEN 37' 7" (11.46m) Enclosed by brick walls and wooden fencing, laid to paving with mature tree and shrub borders.

STUDIO/HOME OFFICE/GARDEN ROOM 21' 6" x 12' 9" (6.56m x 3.91m) Believed to have been built circa 1911, w ith running water and electricity, four skylight windows and windows overlooking the garden. Accommodation comprising living area, stairs to upper mezzanine level, fitted kitchenette and shower roomw ith thermostatic shower mixer, basin in vanity unit, tiled to principal areas and tiled flooring.

LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only



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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		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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