






'OFFERS IN EXCESS OF'
£460,000
43 Haslemere Road
Southsea, PO4 8BD

THREE BEDROOM HOME WITH TWO USABLE LOFT ROOMS & A HOST OF PERIOD FEATURES! This stunning terraced home in Haslemere Road, Southsea exemplifies period charm and character. Featuring a double bay and forecourt, the property is rich with original details such as fireplaces, exposed floorboards, tiled flooring, ceiling roses, and double glazed sash windows. The spacious ground floor boasts three reception rooms, a modern kitchen and a bright sun room. On the first floor, there are three double bedrooms, including one with an en-suite shower room, and family bathroom with freestanding bath. With the second floor offering two spacious loft rooms. To the rear of the property is a larger than average garden with brick-built shed/utility room with plumbing/power and light. We strongly recommend an internal viewing to fully appreciate all this exceptional property has to offer.

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ENTRANCE Stairs to first floor landing, tiled flooring, period features including dado rail, high skirting boards, picture rail and coving.

LOUNGE 14' 11" into bay x 12' 9" (4.56m x 3.89m) Double glazed sash bay window to front elevation with bespoke shutters, exposed floorboards, two radiators, period features including; ceiling rose, picture rail, high skirting boards, working fireplace with period surround.

DINING ROOM 15' 3" x 9' 10" (4.66m x 3.02m) Wooden door with stained glass surrounding windows, period features including; coving, picture rail, dado rail and high skirting boards, open feature fireplace, exposed floorboards, radiator.

RECEPTION ROOM 12' 9" x 8' 9" (3.90m x 2.67m) Double glazed window to rear elevation, exposed floorboards, period feature fireplace, built-in dresser, period picture rail and high skirting boards, radiator.

KITCHEN 13' 1" x 7' 6" (3.99m x 2.29m) Lovely fitted kitchen comprising a range of wall and base level units incorporating 'Quartz' work surfaces, inset sink with period style mixer tap, space for 'Range' style cooker, space for fridge/freezer, integral dishwasher, tiled to principal areas and tiled flooring, radiator, double glazed window to rear elevation.

SUN ROOM 8' 2" x 6' 10" (2.50m x 2.09m) Double glazed doors to garden, tiled flooring.

FIRST FLOOR LANDING Doors to all rooms, radiator, carpeted, stairs to second floor landing.

MASTER BEDROOM 15' 10" x 12' 9" (4.85m x 3.90m) Double glazed sash bay window to front elevation with shutters, carpeted, radiator, open feature fireplace, built-in wardrobe, period picture rail.

BEDROOM TWO 12' 5" x 7' 8" (3.80m x 2.35m) Double glazed window to rear elevation, carpeted, radiator, feature fireplace, built-in wardrobe, door to:-

EN-SUITE 5' 7" x 5' 2" (1.72m x 1.58m) Shower cubicle with thermostatic mixer, wall mounted basin, high cistern WC, tiled flooring, heated towel rail, obscure double glazed window to rear elevation.

BEDROOM THREE 13' 2" x 9' 8" (4.03m x 2.97m) Double glazed window to rear elevation, carpeted, radiator, feature fireplace.

BATHROOM 6' 2" x 5' 10" (1.89m x 1.80m) Freestanding bath with central taps and telephone style shower attachment, thermostatic shower with oversized shower head, high cistern WC, wall mounted wash basin, heated towel rail, tiled flooring, obscure double glazed sash window to front elevation.

SECOND FLOOR LANDING Doors to all rooms, carpeted.

LOFT ROOM ONE 10' 4" x 18' 0" (3.15m x 5.50m) Velux window to front elevation, carpeted, radiator, built-in wardrobe.

LOFT ROOM TWO 9' 7" x 18' 2" at widest point (2.94m x 5.55m) Double glazed window to rear elevation, carpeted, radiator, eaves storage.

GARDEN 29' 3" (8.92m) Mainly laid to paving with lawn area and shrub borders, brick built shed with power and light, enclosed by brick walls.





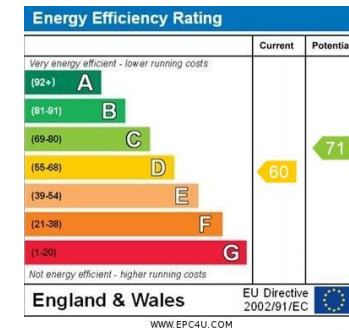
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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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