



£330,000
94 Highland Road
Southsea, PO4 9NQ

STUNNING CONVERTED END-TERRACED HOME! Situated along Highland Road, this recently converted end of terrace house has been exquisitely converted from an old building to produce a beautiful home which offers contemporary living at it's finest. The immaculate accommodation is arranged over two floors with the first floor offering three bedrooms and family bathroom. On the ground floor, you will find a large entrance hall, living room, downstairs cloakroom and a stunning open plan kitchen/dining room with bi-folding doors out to the paved courtyard garden, which can also be used as off road parking. All appliances and finishing are new which makes this home ideal for the new home owner to move straight into. Viewings are highly advised at your earliest convenience.

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ENTRANCE Composite door to:-

HALLWAY 8' 2" x 14' 5" (2.50m x 4.41m) Stairs with contemporary glass banister to first floor landing, sunken entrance mat, herringbone laminate flooring, radiator, doors to:-

WC 3' 8" x 6' 2" (1.12m x 1.88m) WC with concealed cistern, wash basin set in vanity unit, heated towel rail, part tiled walls and tiled flooring, extractor fan.

LOUNGE 14' 11" x 13' 10" (4.55m x 4.23m) Dual aspect double glazed windows, herringbone laminate flooring, radiator, built-in cupboard housing gas and electric mains and consumer unit.

KITCHEN/DINER 14' 7" x 14' 0" (4.45m x 4.27m) Two double glazed windows to side elevation, contemporary fitted kitchen comprising a range of wall and base level units incorporating square edge work surfaces, resin sink and drainer with mixer tap, built-in oven, halogen hob with glass splash-back and extractor hood over, integral appliances including washing machine, dishwasher and fridge/freezer, radiator, herringbone laminate flooring, double glazed window to rear elevation, double glazed bi-folding doors to rear elevation.

FIRST FLOOR LANDING Loft access, mains wired smoke detector, radiator, doors to all rooms.

BEDROOM ONE 12' 0" x 14' 1" (3.66m x 4.30m) Dual aspect double glazed windows, radiator.

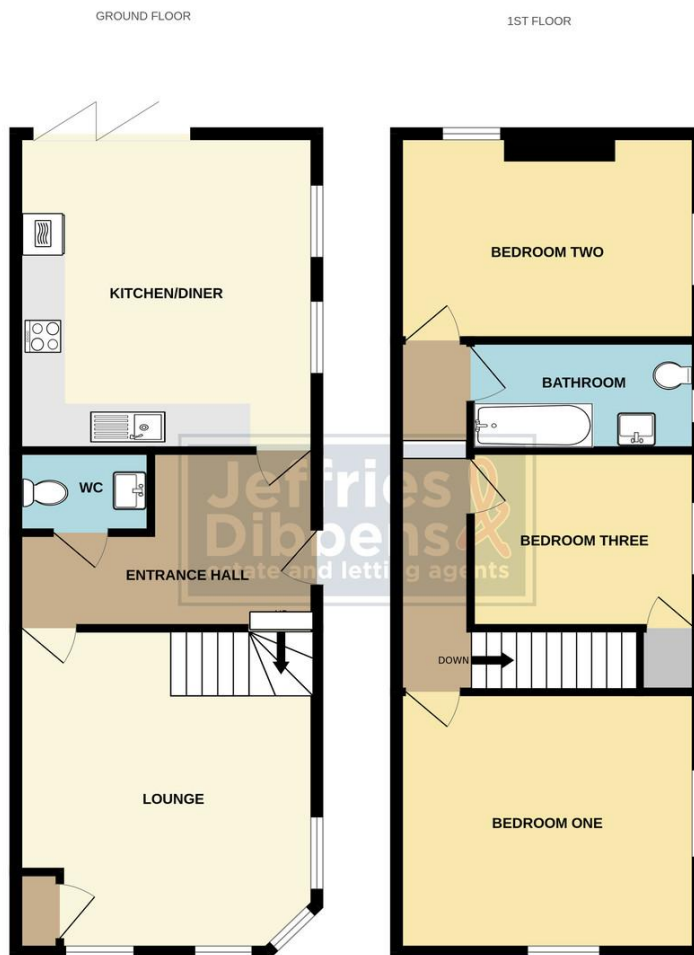
BEDROOM TWO 9' 4" into recess x 14' 0" (2.85m x 4.27m) Dual aspect double glazed windows, radiator.

BATHROOM 5' 0" x 10' 6" (1.54m x 3.21m) Modern suite comprising panelled enclosed bath with thermostatic mixer shower with rainfall style shower head over, wash basin in vanity unit, WC with concealed cistern, extractor fan, tiled to principal areas and tiled flooring, heated towel rail, obscure double glazed window to side elevation.

BEDROOM THREE 7' 6" x 10' 5" (2.30m x 3.20m) Double glazed window to side elevation, radiator, built-in storage cupboard.

GARDEN Southerly facing aspect, fully enclosed, laid to paving.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.

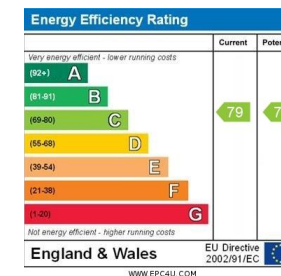
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LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band TBC

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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and **will not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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