



£410,000
58 Moorings Way
Southsea, PO4 8QP

FOUR BEDROOM HOME WITH OFF ROAD PARKING! This substantial end-terraced home is located within the popular Milton location of Moorings Way. The property offers versatile accommodation with the ground floor benefitting from a reception room/fifth bedroom, 27ft (approx.) lounge/dining room, downstairs cloakroom, fitted kitchen and conservatory. Four generously sized bedrooms and a lovely fitted bathroom suite complete the first floor. This family home also benefits from gas central heating, double glazing and a southerly facing garden with side pedestrian access. With ample off road parking to the front, this property is not to be missed. Please contact the Southsea office to book your internal viewing at your earliest convenience.





ENTRANCE Block paved driveway with space for two cars, paved path to double glazed front door.

HALLWAY Doors to all rooms.

WC Low level WC, wall mounted wash basin, fully tiled walls and tiled flooring, radiator, double glazed window to front elevation.

RECEPTION ROOM/BEDROOM 16' 3" x 7' 11" (4.96m x 2.43m) Double glazed window to front elevation, carpeted, radiator.

LOUNGE/DINER 27' 6" x 9' 10" (8.39m x 3.01m) Double glazed doors to garden, double glazed window to front elevation, laminate flooring, two radiators, serving hatch, door to:-

HALL Stairs to first floor landing, carpeted, storage cupboard.

KITCHEN 9' 10" x 8' 8" (3.02m x 2.65m) Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit, electric oven and gas hob, tiled flooring, door to:-

CONSERVATORY 8' 11" x 6' 8" (2.74m x 2.04m) Double glazed, spaces for washing machine and tumble dryer, space for fridge/freezer, door to garden.

LANDING Doors to all rooms, loft access.

BEDROOM FOUR 6' 1" x 8' 8" (1.87m x 2.65m) Double glazed window to rear elevation, carpeted, radiator.

BEDROOM ONE 10' 11" x 9' 3" (3.33m x 2.84m) Double glazed window to rear elevation, carpeted, radiator.

BATHROOM 6' 5" x 6' 6" (1.96m x 2.00m) Panel enclosed bath with thermostatic mixer and shower attachment, vanity unit housing wash basin, WC, heated towel radiator, tiled flooring.

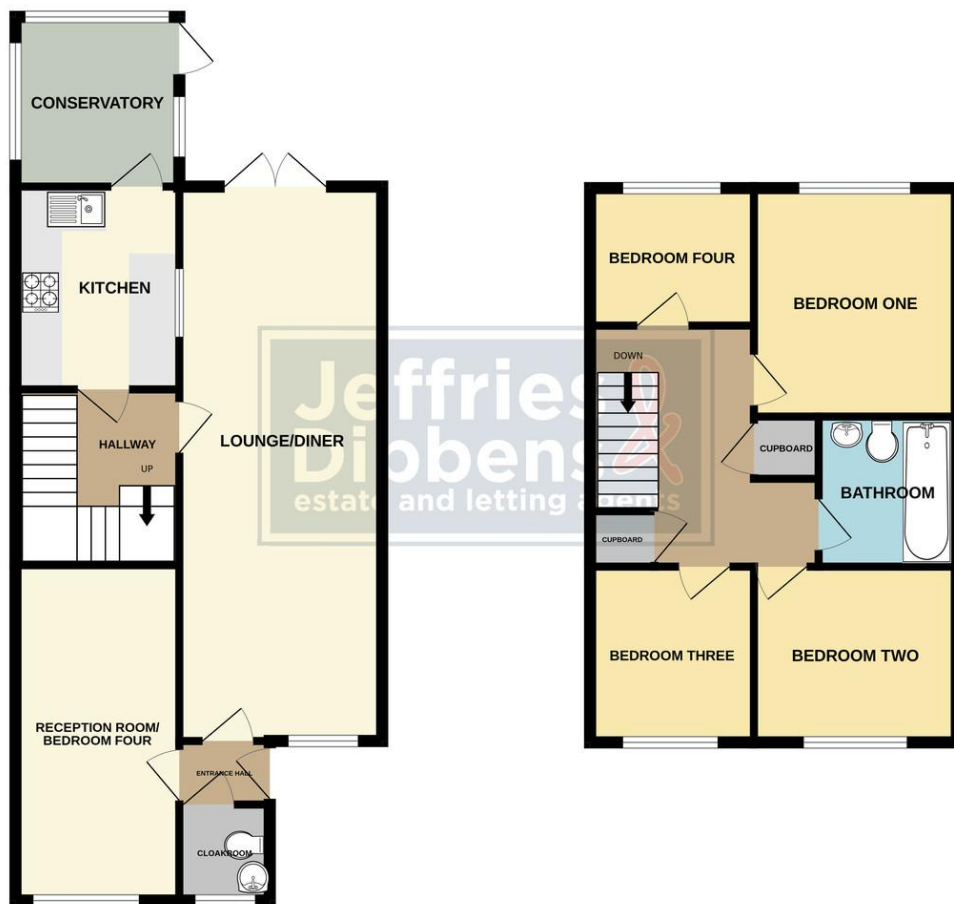
BEDROOM TWO 8' 11" x 9' 10" (2.72m x 3.00m) Double glazed window to front elevation, carpeted, radiator.

BEDROOM THREE 8' 11" x 8' 1" (2.72m x 2.48m) Double glazed window to front elevation, carpeted, radiator.

GARDEN Laid to paving with lawn area, enclosed by brick walls, rear pedestrian access.

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

NB: The vendor has advised that the solar panels are leased. Please ask for further details.

EPC Graph to follow

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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