

£290,000
17 Hellyer Road
Southsea, PO4 9DH

SPACIOUS THREE-BEDROOM HOME IN SOUGHT-AFTER SOUTHSEA LOCATION! This charming Victorian mid-terraced property is located on the ever-popular Hellyer Road in Southsea, offering an ideal position close to the vibrant Albert Road, excellent transport links, and just a short walk from the seafront - making it an outstanding choice. The property boasts three generously sized bedrooms and an upstairs bathroom. The ground floor features a lounge with a bay window, WC, and an open-plan kitchen and dining room leading to a spacious conservatory. Additional highlights include double glazing, gas central heating, and a low maintenance westerly-facing rear garden. Contact our Southsea branch on Marmion Road today to book your viewing!

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ENTRANCE Composite front door to:-

HALLWAY Doors to lounge and kitchen, stairs with spindled balustrade to first floor landing, under stairs storage cupboard with space and plumbing for washing machine, radiator, period style cornice, door to:-

WC 3' 2" x 5' 10" (0.97m x 1.79m) Close coupled WC, wall mounted basin, tiled to principal areas and laminate flooring, extractor fan.

LOUNGE 15' 6" into bay x 11' 0" into recess (4.74m x 3.36m) Double glazed bay window to front elevation, radiator, period style feature fireplace with Welsh slate surround, period style cornice.

KITCHEN 11' 10" x 14' 1" (3.63m x 4.30m) Modern fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces with matching up stands, one and a half bowl resin sink and drainer unit with mixer tap, built-in oven, built-in gas hob with extractor hood over, spaces for dishwasher and fridge/freezer, breakfast bar, double glazed window to rear elevation.

DINING ROOM 13' 2" x 10' 6" (4.03m x 3.21m) Double glazed window to side elevation, radiator, laminate flooring, double glazed French doors to:-

CONSERVATORY 14' 4" x 8' 6" (4.37m x 2.60m) Fully double glazed, pitched roof, radiator, tiled flooring, double glazed sliding door to garden.

FIRST FLOOR LANDING Spindled balustrade, loft access, doors to all rooms, carpeted.

BEDROOM ONE 12' 10" x 14' 3" into recess (3.93m x 4.35m) Two double glazed windows to front elevation, radiator, period style feature fireplace with marble surround, carpeted.

BATHROOM 5' 8" x 7' 8" (1.73m x 2.36m) Obscure double glazed window to rear elevation, fitted suite comprising panel enclosed bath with 'Mira' electric shower over, pedestal mounted wash basin, close coupled WC, radiator, tiled to principal areas.

BEDROOM TWO 12' 6" x 10' 5" (3.82m x 3.19m) Double glazed window to rear elevation, radiator, carpeted.

BEDROOM THREE 11' 10" x 7' 3" (3.61m x 2.23m) Double glazed window to side elevation, radiator, carpeted.

GARDEN 26' 5" (8.06m) Westerly facing aspect, laid to artificial lawn with paved area, enclosed by brick walls and wooden fencing.



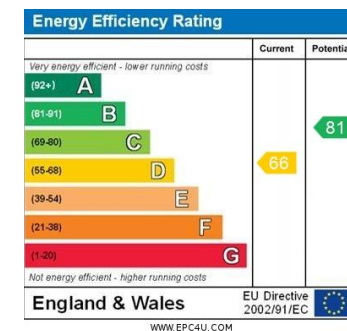
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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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