



£249,900
87 Kingsley Road
Southsea, PO4 8HL

TWO BEDROOMS, UPSTAIRS BATHROOM & NO FORWARD CHAIN! This lovely mid-terrace home in a popular Southsea location comprises an entrance porch, a generously-proportioned 26ft (8m) (approx.) open-plan lounge/dining room and modern fitted kitchen to the ground floor, with two double bedrooms and a shower room on the first floor. The uniquely light and airy feel to the ground floor has been achieved by repositioning the stairs and removing an interior wall. Additional benefits include double glazing throughout, gas central heating with a Worcester combi boiler, a full-height walk-in wardrobe in Bedroom One, and a pretty rear garden. Situated a short stroll from Bransbury Park, Milton Lock, and all the amenities of Eastney Road, you'll need to be quick to view this lovely property! Contact us at our Marmion Road branch to book a viewing.





ENTRANCE UPVC door to:-

PORCH Obscured double glazed window to front elevation, door to:-

LOUNGE/DINER 26' 9" into bay x 13' 0" (8.17m x 3.98m) Double glazed bay window to front elevation, storage cupboard, meter cupboard housing electric consumer unit, stairs with contemporary banister to first floor landing, double glazed window to rear elevation, two radiators, dado rail, door to:-

KITCHEN 11' 1" x 7' 10" (3.39m x 2.39m) Double glazed window to rear elevation, modern fitted wall and base level units incorporating stainless steel sink bowl and drainer, roll edge work surfaces, built-in gas oven with gas hob over, stainless steel cooker hood, spaces for washer/dryer, dishwasher and fridge/freezer, tiled to principal areas and tiled flooring, wall mounted 'Worcester' combination boiler, double glazed door to garden, loft access.

FIRST FLOOR LANDING Contemporary banister, loft access, doors to all rooms, dado rail.

BEDROOM ONE 11' 1" x 10' 3" (3.40m x 3.13m) Double glazed window to front elevation, radiator, full height walk-in wardrobe.

BEDROOM TWO 13' 2" x 6' 8" (4.03m x 2.05m) Double glazed window to rear elevation, radiator.

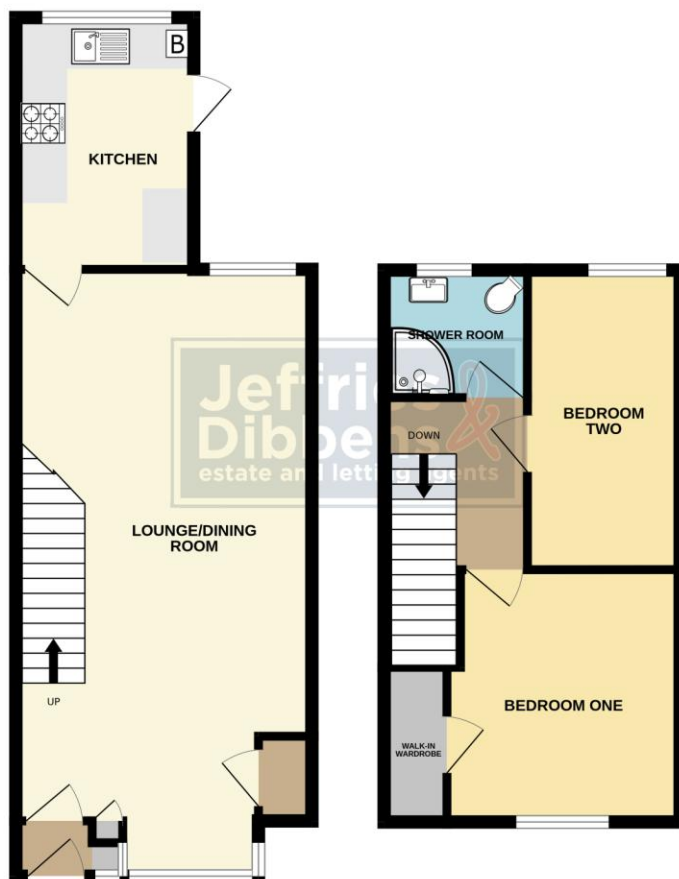
SHOWER ROOM 5' 7" x 5' 11" (1.71m x 1.81m) Double glazed window to rear elevation, modern suite comprising shower cubicle with shower unit, low level WC, wash basin with mixer tap and storage cupboard, vinyl flooring, heated towel rail, tiling to principal areas.

GARDEN 27' 0" (8.23m) Laid to shingle with plant area, hardstanding with sunny seating area, plus a roomy shed and outside tap.



GROUND FLOOR

1ST 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 B

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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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