

**£399,995**  
**Carpenter Close**  
Southsea, PO4 9TH

SEMI-DETACHED NEW BUILD HOME! Discover this bespoke development, located behind the Former Southsea Police Station, consisting of eight new build homes each designed with modern living in mind. Constructed in early 2024, the semi-detached home is arranged over three floors and offers spacious rooms throughout. The ground floor comprises; entrance hallway, downstairs cloakroom and an open plan living area with premium fitted kitchen. The first and second floors offer the family bathroom, two double bedrooms and the master bedroom with en-suite bathroom. The property comes with an allocated off road parking space and an enclosed southerly aspect garden. Whether you're starting out, raising a family, or downsizing, these homes offer modern comfort in a lovely location, just a short walk from the seafront. Don't miss out - get in touch today for further details and secure your spot in this exclusive development.







**ENTRANCE** Paved walkway with shingle surround, side pedestrian access, composite door to:-

**HALLWAY** Stairs to first floor landing, vinyl flooring, door to kitchen/living room, door to:-

**CLOAKROOM** Low level WC, wall mounted hand basin with mixer tap, vinyl flooring.

**OPEN PLAN KITCHEN/LIVING ROOM** 29' 11" x 14' 6" at widest point (9.12m x 4.44m)

**KITCHEN** Newly fitted kitchen comprising a range of wall and base level units incorporating square edge work surfaces, stainless steel sink and drainer unit with mixer tap, electric hob with extractor hood over, electric oven, integral appliances including washing machine, fridge/freezer and dishwasher, double glazed window to front elevation, vinyl flooring.

**LIVING ROOM** Double glazed window to rear elevation, double glazed French doors to garden, vinyl flooring.

**LANDING** Doors to all rooms, storage cupboard, double glazed window to front elevation, stairs to master bedroom.

**BATHROOM** 7' 1" x 5' 1" (2.17m x 1.57m) Lovely fitted bathroom suite comprising panel enclosed bath with central taps and thermostatic shower over with rainfall shower head, low level WC, wall mounted hand basin with mixer tap, vinyl flooring.

**BEDROOM THREE** 11' 2" x 9' 2" (3.41m x 2.81m) Double glazed window to front elevation, freshly laid carpet.

**BEDROOM TWO** 9' 11" x 14' 7" (3.04m x 4.45m) Double glazed windows to rear elevation, freshly laid carpet.

**SECOND FLOOR LANDING** Door to:-

**MASTER BEDROOM** 21' 9" x 11' 2" (6.63m x 3.42m) Dual aspect double glazed windows, freshly laid carpet, door to:-

**ENSUITE** Fitted shower room comprising walk-in shower cubicle with thermostatic shower unit over, low level WC, wall mounted hand basin with mixer tap, skylight window.

**GARDEN** Southerly aspect, laid to paving with artificial lawn area, rear pedestrian access, enclosed by wooden fencing.





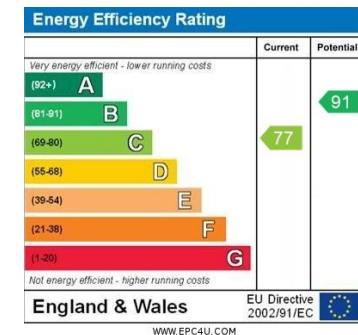
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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