



£315,000
55 Essex Road
Southsea, PO4 8DG

BEAUTIFUL FAMILY HOME WITH NO FORWARD CHAIN & SOUTH FACING GARDEN! An opportunity has arisen to purchase this beautiful family home situated in one of Southsea's most requested spots, Essex Road. Located well for access to local schools, Bransbury Park, various shops, and transport links out of the city. The accommodation briefly comprises; entrance hall, two reception rooms and a lovely fitted kitchen on the ground floor, whilst the first floor offers three generously sized bedrooms, and an upstairs family bathroom. Gas central heating (new boiler installed 2023), double glazing and a southerly aspect garden complete the appeal for this lovely home. We advise an internal viewing at your earliest convenience to fully appreciate the property.

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ENTRANCE Composite front door to:-

HALLWAY Radiator, stairs to first floor landing, double glazed door to rear garden, doors to both reception rooms.

RECEPTION ROOM ONE 12' 9" including bay x 9' 10" (3.91m x 3.02m) Double glazed bay window to front elevation, radiator, feature open fireplace with oak mantle over, carpeted.

RECEPTION ROOM TWO 15' 9" x 9' 4" (4.81m x 2.86m) Double glazed window to side elevation, radiator, feature open fireplace, doorway to kitchen, under stairs storage cupboard, laminate flooring.

KITCHEN 9' 4" x 8' 9" (2.87m x 2.69m) Dual aspect double glazed windows, modern fitted kitchen comprising a range of soft close wall and base level units incorporating contemporary square edge work surfaces, composite sink and drainer unit with mixer tap, built-in oven with gas hob and extractor hood over, integral dishwasher, integral bin drawer, corner carousel unit, space and plumbing for washing machine, space for fridge/freezer, tiled to principal areas and laminate flooring.

FIRST FLOOR LANDING Loft access, doors to all rooms, carpeted.

BEDROOM ONE 11' 9" x 13' 2" into recess (3.59m x 4.03m) Double glazed window to front elevation, radiator, carpeted.

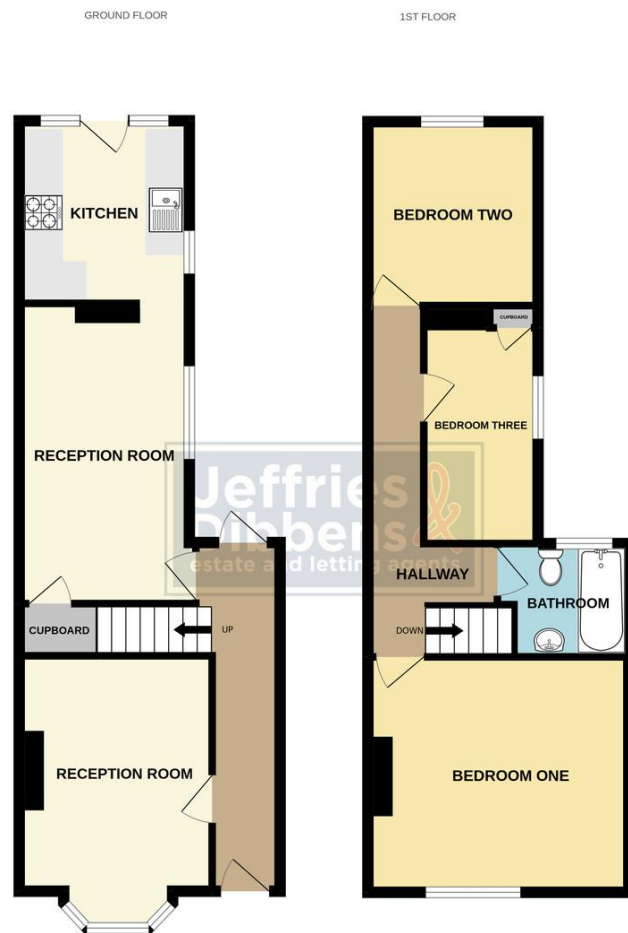
BEDROOM TWO 9' 3" x 8' 10" (2.83m x 2.71m) Double glazed window to rear elevation, radiator, carpeted.

BEDROOM THREE 12' 3" x 5' 11" (3.75m x 1.81m) Double glazed window to side elevation, radiator, built-in storage cupboard housing combination boiler, carpeted.

BATHROOM 5' 9" x 5' 10" (1.76m x 1.79m) Modern fitted suite comprising a panel enclosed bath with shower unit over, low level WC, wash basin with mixer tap, tiled to principal areas, vinyl flooring, loft access, extractor fan, double glazed window to rear elevation.

GARDEN 24' 11" (7.62m) Southerly facing aspect, fully enclosed by brick walls and wooden fencing, laid to decking, shingle and paving with planting border.





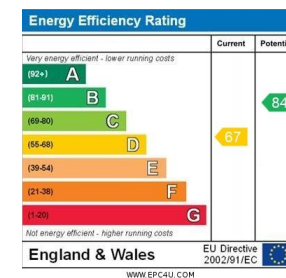
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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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