

£270,000
32 Heidelberg Road
Southsea, PO4 0AS

THREE BEDROOM BAY & FORECOURT HOME WITH NO FORWARD CHAIN! An excellent opportunity to acquire this bright and spacious home located along Heidelberg Road, Southsea. This well-presented bay-fronted property has been recently decorated, and is offered with no forward chain. The accommodation includes three generous double bedrooms, an upstairs family bathroom, a spacious 11'9 ft lounge, and a stylishly fitted kitchen with breakfast bar that flows into the dining room. Additional benefits include gas central heating (via a combination boiler), double glazing, and a low-maintenance enclosed rear garden. Contact our Marmion Road branch today to book your internal viewing!





ENTRANCE Wooden door to:-

HALLWAY Stairs with spindle balustrade to first floor landing, under stairs storage cupboard, laminate flooring, door to lounge, double glazed door to garden, radiator, doorway to kitchen.

LOUNGE 13' 10" into bay x 9' 8" into recess (4.22m x 2.95m) Double glazed bay window to front elevation, radiator, carpeted flooring, Virgin media point, telephone point.

KITCHEN 11' 3" x 9' 0" (3.43m x 2.75m) Double glazed window to side elevation, fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, one and a half bowl stainless steel sink and drainer unit with mixer tap, built-in oven, built-in gas hob with extractor hood over, space and plumbing for washing machine, breakfast bar, tiling to principal areas and vinyl flooring, open to:-

DINING ROOM 13' 8" excluding recess x 9' 0" (4.17m x 2.75m) Double glazed window to rear elevation, double glazed French doors to garden, radiator, laminate flooring.

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

BEDROOM ONE 11' 10" at widest point x 12' 11" (3.62m x 3.96m) Two double glazed windows to front elevation, radiator, carpeted flooring, period style feature fireplace with wooden surround.

BATHROOM 7' 11" x 5' 5" (2.43m x 1.67m) Obscure double glazed window to rear elevation, panel enclosed bath with thermostatic shower mixer, close coupled WC, pedestal mounted wash basin, extractor fan, heated towel radiator, part tiled walls and vinyl flooring.

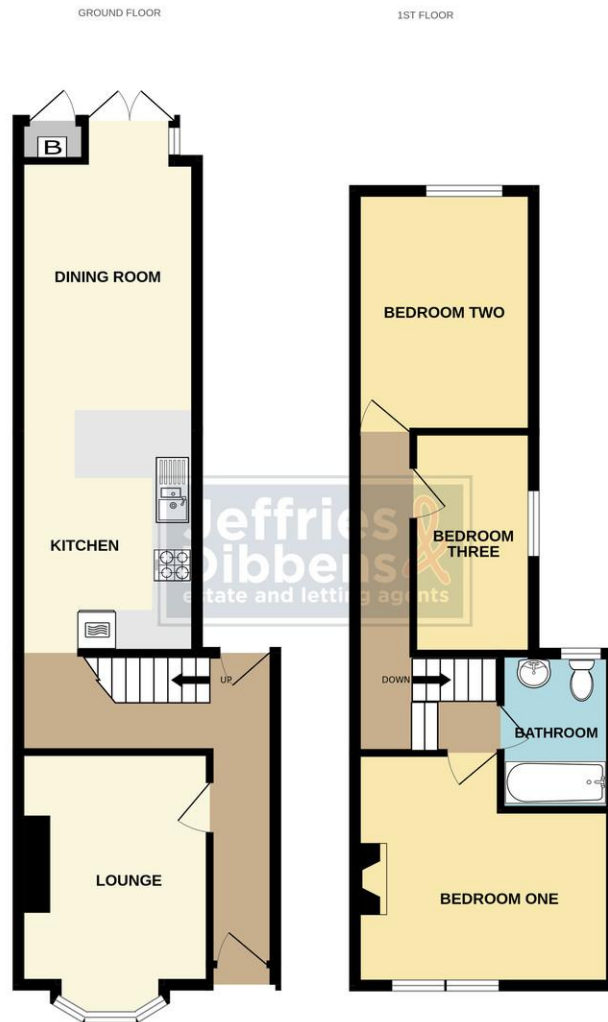
BEDROOM TWO 12' 2" x 9' 0" (3.71m x 2.76m) Double glazed window to rear elevation, radiator, carpeted flooring.

BEDROOM THREE 12' 2" x 6' 2" (3.73m x 1.88m) Double glazed window to side elevation, radiator, carpeted flooring.

GARDEN Enclosed by brick walls and wooden fencing, laid to concrete with raised planters, artificial lawn area, door to:-

BOILER CUPBOARD Housing 'Vaillant' combination boiler.





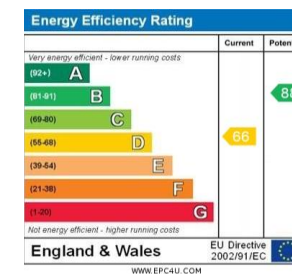
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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