

**£330,000**  
**23 Bonchurch Road**  
Southsea, PO4 8RY





**EXTENDED BAY & FORECOURT HOME WITH OPEN-PLAN KITCHEN!** This traditional bay and forecourt home has been extended and is situated in the popular location of Bonchurch Road, Southsea. Having been renovated by the owners over the years, the property is offered in a lovely condition and offers spacious rooms throughout. On the first floor, you will find three double bedrooms and a modern bathroom suite. The ground floor accommodation comprises; entrance hall, study room, lounge and an open-plan 23ft (approx.) kitchen/dining room. To the rear of the home, there is an enclosed laid to lawn garden. Gas central heating and double glazing complete the appeal for this lovely family home. To fully appreciate the location and accommodation on offer, please call the Southsea office at your earliest opportunity.

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**ENTRANCE** Paved forecourt, composite front door to:-

**HALLWAY** Stairs with spindled balustrade to first floor landing, radiator, vinyl flooring, storage cupboard, doors to all rooms, double glazed window to front elevation.

**LOUNGE** 14' 7" into bay x 11' 1" (4.46m x 3.38m) Double glazed bay window to front elevation, radiator, carpeted, period feature fireplace with surround, period style coving and picture rail.

**STUDY** 5' 3" x 7' 5" (1.62m x 2.27m) Storage cupboard, carpeted.

**DINING ROOM** 23' 10" x 8' 10" (7.27m x 2.70m) Double doors to garden, radiators, vinyl flooring.

**KITCHEN** 14' 11" x 8' 6" (4.55m x 2.61m) 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, electric oven, gas hob with extractor hood over, spaces for fridge/freezer, dishwasher and washing machine, wall mounted boiler, tiled to principal areas and vinyl flooring, double glazed window to rear elevation.

**FIRST FLOOR LANDING** Doors to all rooms, radiator, carpeted.

**BATHROOM** 6' 3" x 5' 2" (1.93m x 1.60m) Panel enclosed bath with mixer tap and wall mounted shower attachment, low level WC, vanity unit housing wash basin with mixer tap, heated towel rail, tiled to principal areas, obscure double glazed window to front elevation.

**BEDROOM ONE** 12' 0" x 11' 1" (3.66m x 3.40m) Double glazed window to front elevation, carpeted, radiator.

**BEDROOM TWO** 13' 7" x 8' 10" (4.15m x 2.70m) Double glazed window to rear elevation, carpeted, radiator.

**BEDROOM THREE** 10' 6" x 7' 7" (3.22m x 2.33m) Double glazed window to rear elevation, carpeted, radiator.

**GARDEN** Mainly laid to lawn with raised paved area and shrub borders, shed, enclosed by wooden fencing and brick walls.





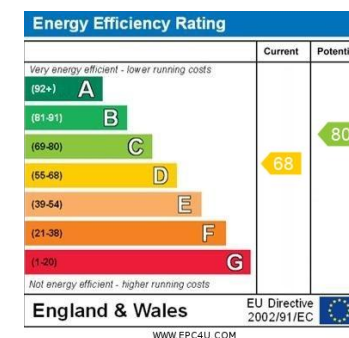
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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