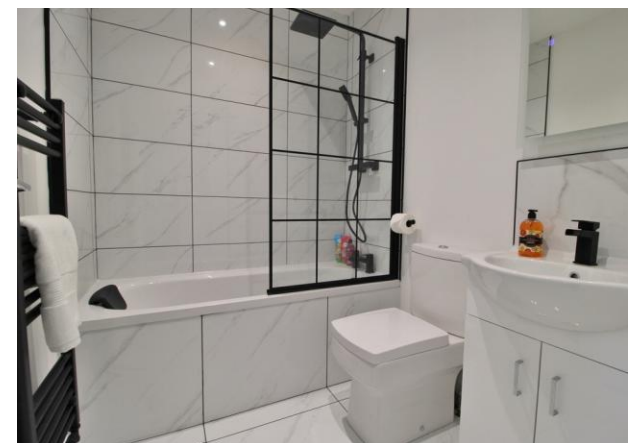


£375,000
102 Bath Road
Southsea, PO4 0HU

BEAUTIFULLY EXTENDED FOUR BEDROOM HOME WITH NO FORWARD CHAIN! This impressive, recently refurbished home is ideally situated in the vibrant heart of Southsea, just moments from the popular Albert Road and Marmion Road areas, known for their eclectic mix of cafes, bars and restaurants. The seafront is also within easy reach, offering the best of both worlds. Arranged over three floors, the accommodation offers four bedrooms, including a principal suite with en-suite shower room, a stylish family bathroom, and a versatile front reception room currently used as a dining room. There is also a convenient ground floor utility with WC. The standout feature of this home is undoubtedly the stunning 23ft open-plan kitchen/family room at the rear, boasting a modern extension with direct access to the garden, perfect for entertaining or day-to-day family life. Additional benefits include gas central heating, double glazing, and brand new carpets/flooring throughout. View early to avoid disappointment!





ENTRANCE Composite front door to:-

HALLWAY Stairs with spindled balustrade to first floor landing, radiator, laminate flooring, doors to lounge and dining room.

DINING ROOM 9' 8" x 8' 11" (2.95m x 2.72m) Double glazed window to front elevation, radiator, laminate flooring, sockets and TV point for wall mounted TV.

LOUNGE/KITCHEN 23' 10" x 12' 7" at widest point (7.27m x 3.86m) Double glazed French doors to rear elevation, double glazed skylight window, fitted work station, laminate flooring, under stairs storage cupboard, sockets and TV point for wall mounted TV.

KITCHEN AREA Stunning fitted units comprising central island/breakfast bar with storage under, resin one and a half bowl sink and drainer unit with spray mixer tap, additional base and wall mounted units incorporating square edge work surfaces, space for 'Range' style cooker with extractor hood over, space for tall fridge/freezer, mains wired smoke detector, contemporary vertical radiator.

UTILITY ROOM/WC 5' 0" x 5' 9" (1.54m x 1.77m) Obscure double glazed window to rear elevation, spaces and plumbing for washing machine and tumble dryer with work surface over, close coupled WC, basin set in vanity unit, wall mounted combination boiler with 'Nest' thermostat, laminate flooring, double shaver point, extractor fan.

FIRST FLOOR LANDING Spindled balustrade, carpeted flooring, mains wired smoke detector, stairs with spindled balustrade to second floor landing, doors to all rooms.

BEDROOM TWO 9' 9" x 9' 8" (2.99m x 2.96m) Two double glazed windows to front elevation, carpeted flooring, radiator, sockets and TV point for wall mounted TV.

BATHROOM 5' 1" x 6' 7" (1.57m x 2.03m) Stunning suite comprising enclosed bath with shower screen, contemporary black thermostatic shower mixer with oversized shower head, close coupled WC, basin set in vanity unit with contemporary black mixer tap, heated towel rail, extractor fan, part tiled walls and tiled flooring, fitted mirror with back light.

BEDROOM THREE 10' 5" x 7' 1" (3.19m x 2.16m) Double glazed window to rear elevation, carpeted flooring, radiator.

BEDROOM FOUR 14' 9" x 5' 4" (4.51m x 1.64m) Double glazed window to rear elevation, obscure double glazed window to side elevation, carpeted flooring, radiator.

SECOND FLOOR LANDING Carpeted flooring, mains wired smoke detector, door to:-

MASTER BEDROOM 21' 10" x 9' 1" (6.66m x 2.77m) Two double glazed skylight windows to front elevation, double glazed window to rear elevation, carpeted flooring, built-in storage cupboard, sockets and TV point for wall mounted TV, door to:-

EN-SUITE 5' 7" x 5' 2" (1.71m x 1.60m) Obscure double glazed window to rear elevation, fitted shower cubicle with thermostatic shower mixer with oversized shower head, close coupled WC, pedestal mounted wash basin with mixer tap, heated towel rail, tiled to principal areas and tiled flooring, double shaver point.

GARDEN 18' 11" minimum x 13' 8" (5.78m x 4.19m) Fully enclosed by wooden fencing, laid to paving and artificial lawn with raised planter, outside electric points and outside tap.



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 A

VIEWINGS
By prior appointment only

EPC Graph to follow

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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