

**£310,000**  
**80 Lidiard Gardens**  
Southsea, PO4 9LF



SOUGHT-AFTER LOCATION WITH OFF ROAD PARKING! A great opportunity to purchase a home in one of Southsea's most desirable cul-de-sacs, Lidiard Gardens. Ideally located for easy access to the seafront, routes out of the city, and the open spaces of Bransbury Park. The property offers two double bedrooms, a modern upstairs bathroom, a well-fitted modern kitchen, which opens to a 13ft (approx.) lounge, and a conservatory that opens out to a pretty, enclosed garden, perfect for enjoying the evening sun in peace and privacy. The home is well-presented throughout, has double glazing and gas central heating. Driveway parking adds to the convenience. To arrange a viewing, contact us today.





**ENTRANCE** Double glazed front door to:-

**PORCH** 3' 1" x 3' 5" (0.95m x 1.06m) Built-in storage cupboard, double glazed door leading to:-

**HALLWAY** Stairs with spindled balustrade to first floor landing, laminate flooring, meter cupboard housing gas and electric mains, under stair storage cupboard, open to:-

**KITCHEN** 11' 2" x 9' 0" (3.41m x 2.75m) Double glazed window to front elevation, modern fitted kitchen comprising a range of high gloss wall and base level units incorporating square edge work surfaces, one and a half bowl resin sink and drainer unit with spray mixer tap, built-in oven with halogen hob over, space for tall fridge/freezer, space and plumbing for washing machine, radiator, tiled to principal areas and laminate flooring, breakfast bar, open to:-

**LOUNGE** 13' 8" x 11' 10" (4.17m x 3.63m) Laminate flooring, double glazed window to rear elevation, radiator, double glazed door to conservatory.

**CONSERVATORY** 5' 5" x 11' 5" (1.67m x 3.50m) Laminate flooring, radiator, double glazed French doors to garden.

**BEDROOM ONE** 8' 11" x 9' 10" (2.72m x 3.02m) Double glazed window to rear elevation, radiator, double length mirrored wardrobes, carpeted.

**BEDROOM TWO** 8' 7" x 9' 1" (2.62m x 2.77m) Double glazed window to front elevation, carpeted, radiator, built-in wardrobe.

**BATHROOM** 6' 1" x 5' 6" (1.87m x 1.68m) Fitted bathroom suite comprising panel enclosed bath with mixer tap with shower attachment, wall mounted electric shower over, wash basin in vanity unit with mixer tap, close coupled WC, fully tiled.

**GARDEN** 28' 2" (8.60m) Mainly laid to lawn with decked area and planting border, enclosed by wooden fencing.

**ALLOCATED PARKING** One allocated parking space (numbered) can be found in residents' car park to the side of property.

**AGENTS NOTE:-**

**COUNCIL TAX** Band B.



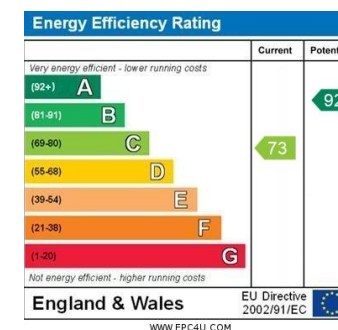
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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