

**£272,500**  
**24 Leopold Street**  
Southsea, PO4 0JZ



TWO BEDROOM HOME WITH UPSTAIRS SHOWER ROOM & WEST-FACING GARDEN! Located in the quiet cul-de-sac of Leopold Street, just south of vibrant Albert Road, this charming mid-terraced home is ideally placed within walking distance of popular bars, restaurants, and the seafront. Beautifully presented throughout, the property offers two double bedrooms and a stylish first-floor shower room, while the ground floor features a modern fitted kitchen and two separate reception rooms. To the rear, a low-maintenance west-facing garden with rear access provides an ideal outdoor retreat. Further benefits include gas central heating via a combination boiler (installed approx. 2 years ago) and double glazing throughout. A fantastic home not to be missed – contact Jeffries & Dibbens today to arrange your viewing!





**ENTRANCE** Double glazed door to:-

**PORCH** 4' 1" x 3' 1" (1.27m x 0.95m) Meter cupboard housing gas meter, door to:-

**DINING ROOM** 12' 5" into chimney breast x 13' 1" (3.81m x 4.00m) Double glazed window to front elevation, radiator, carpeted flooring, meter cupboard housing electric meter and consumer unit, stairs to first floor landing, Sky TV/telephone/broadband point, through to:-

**LOUNGE** 9' 3" x 13' 1" (2.83m x 4.01m) Double glazed window to rear elevation, radiator, carpeted flooring, door to:-

**KITCHEN** 17' 7" x 5' 10" (5.36m x 1.78m) Modern fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit with mixer tap, built-in 'Zanussi' oven with warming drawer under, built-in 'Zanussi' gas hob and extractor hood over, integral 'AEG' dishwasher, integral 'Zanussi' washer/dryer and fridge, extractor fan, plinth heater, panel splash-backs and laminate flooring, radiator, cupboard housing combination boiler (approx 2 years old,) obscure double glazed door to rear garden, dual aspect double glazed windows.

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

**BEDROOM ONE** 9' 4" x 13' 1" (2.86m x 3.99m) Double glazed window to front elevation, carpeted flooring, radiator, built-in wardrobe.

**SHOWER ROOM** 6' 2" x 5' 5" (1.89m x 1.67m) Lovely modern fitted suite comprising large quadrant shower cubicle with 'Mira' electric shower unit, combined WC and wash basin in vanity unit, heated towel rail, fully tiled walls and tiled flooring, obscure double glazed window to rear elevation.

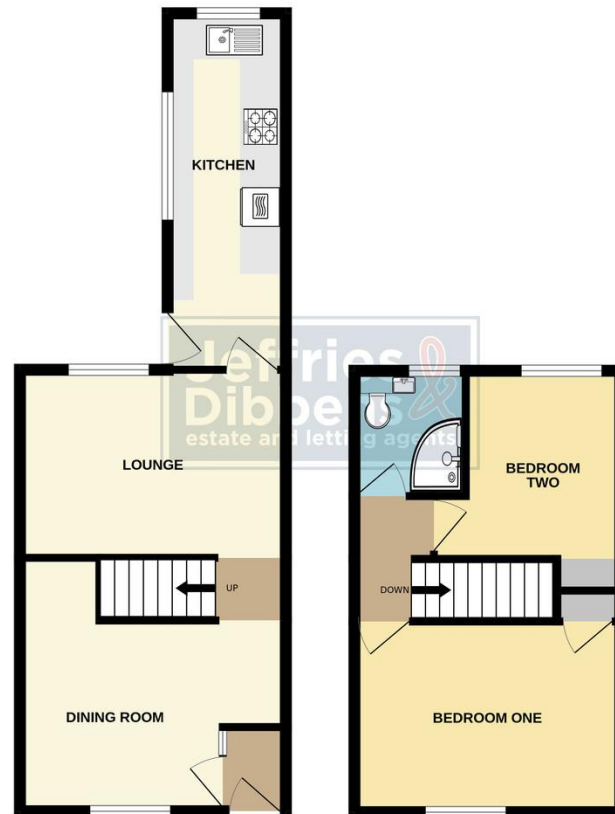
**BEDROOM TWO** 9' 3" x 7' 2" (2.83m x 2.19m) Double glazed window to rear elevation, carpeted flooring, built-in storage recess, loft access with pull down ladder (loft boarded with insulation and lighting approx 2 years ago).

**GARDEN** 35' 2" x 13' 3" (10.72m x 4.05m) Westerly facing aspect, enclosed by brick walls and wooden trellis, laid to paving and hard stand, rear pedestrian access, outside tap, wooden shed, external power point.



GROUND FLOOR

1ST FLOOR



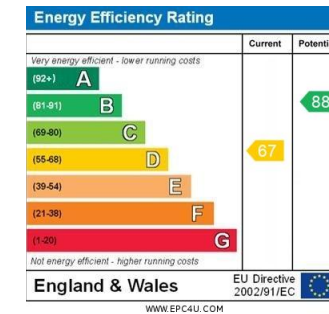
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with Mergix ©2005

**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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries  
Dibbensen**  
estate and letting agents

**OFFICE ADDRESS**

1 Marmion Road, Southsea,  
Hampshire, PO5 2DT

**CONTACT**

023 9236 1111  
southsea@jeffries.co.uk  
www.jdea.co.uk