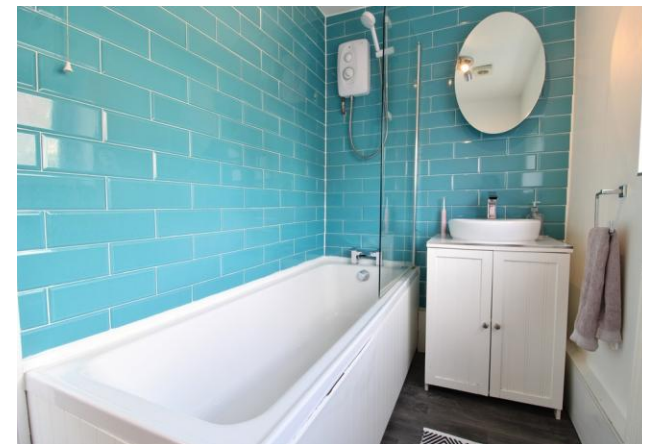


£265,000
44 Maxwell Road
Southsea, PO4 9DP

STYLISH TWO BEDROOM BAY & FORECOURT HOME IN SOUGHT-AFTER LOCATION! Located on the rarely available and highly desirable Maxwell Road in Southsea, this beautifully presented bay-fronted period property is a superb example of a traditional mid-terrace home. Tastefully re-decorated throughout by the current owners, the accommodation features two generous double bedrooms with period style fireplaces, two well-proportioned reception rooms, a contemporary fitted kitchen, and a modern bathroom. Outside, you'll find a larger-than-average rear garden – perfect for relaxing or entertaining. A fantastic opportunity in a popular location – early viewing is highly recommended! Call us today to arrange yours.





ENTRANCE Double glazed front door to:-

HALLWAY Stripped wooden floorboards, stairs to first floor landing, radiator, period style corbel, doors to:-

RECEPTION ROOM ONE 11' 10" excluding bay x 9' 8" (3.61m x 2.95m) Double glazed bay window to front elevation with bespoke wooden shutters, carpeted flooring, radiator.

RECEPTION ROOM TWO 12' 11" x 10' 6" (3.94m x 3.21m) Stripped wooden floorboards, double glazed window to rear elevation, radiator, under stair storage cupboard, built-in period style dresser, period style feature fireplace with ornate surround, door to:-

KITCHEN 11' 5" x 8' 7" (3.48m x 2.64m) Modern fitted kitchen comprising a range of wall and base level units incorporating square edge wood effect work surfaces, stainless steel sink and drainer unit with mixer tap, built-in oven with gas hob and extractor hood over, spaces and plumbing for washing machine and tumble dryer, space for tall fridge/freezer, cupboard housing combination boiler, spot lights, tiled to principal areas and vinyl flooring, vertical radiator, double glazed window to side elevation, double glazed door to garden, door to:-

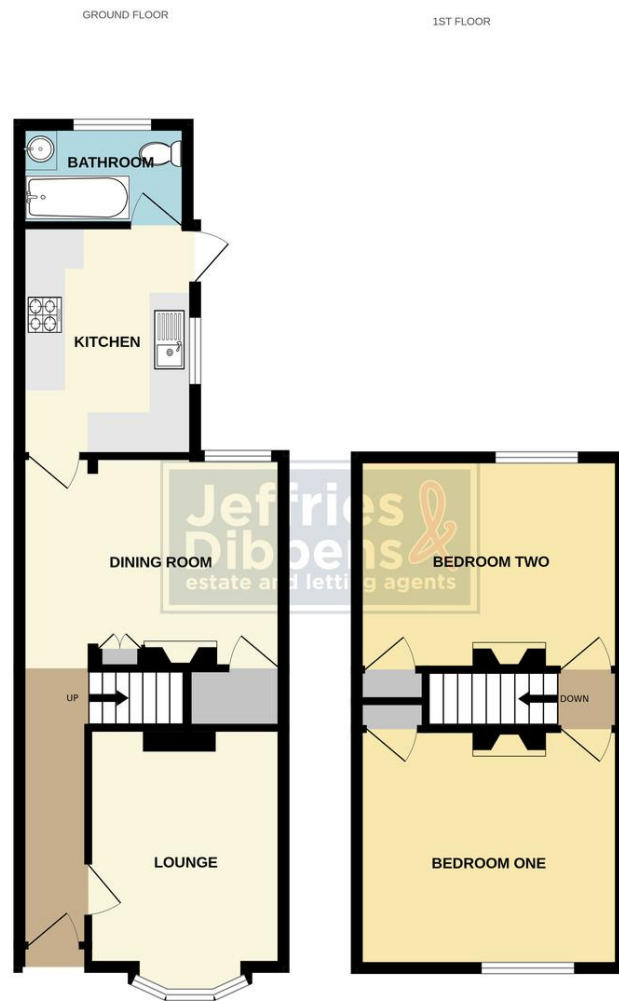
BATHROOM 8' 6" x 4' 11" (2.60m x 1.52m) Modern fitted suite comprising panel enclosed bath with mixer tap, electric shower with glass shower screen, wash basin with mixer tap in vanity unit, low level WC, tiled to principal areas and vinyl flooring, spot light, extractor fan, double glazed window to rear elevation.

FIRST FLOOR LANDING Doors to both bedrooms, loft access, carpeted flooring.

BEDROOM ONE 13' 1" x 11' 10" (3.99m x 3.61m) Double glazed window to front elevation with bespoke wooden shutters, radiator, period style feature fireplace with ornate surround, built-in storage cupboard, carpeted flooring.

BEDROOM TWO 13' 0" x 10' 5" (3.98m x 3.20m) Double glazed window to rear elevation, radiator, period style feature fireplace with ornate surround, carpeted, built-in storage cupboard.

GARDEN Mainly laid to lawn with decked seating area, enclosed by wooden fencing.



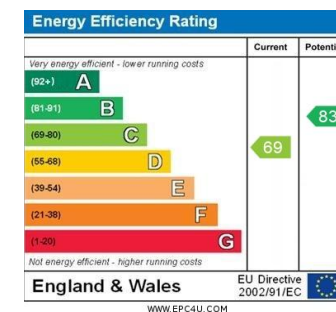
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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
Dibbens**
estate and letting agents

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