

£265,000
11 Exmouth Road
Southsea, PO5 2QL

BEAUTIFULLY PRESENTED TWO BEDROOM HOME SOUTH OF ALBERT ROAD! Located in the ever-popular Exmouth Road, this charming and stylishly finished two bedroom property is ideally situated just a short stroll from Southsea Seafront, Southsea Common, and the vibrant amenities of Albert Road, including its shops, bars, restaurants, cafés, and the historic Kings Theatre. The accommodation comprises a porch, a spacious open-plan lounge/dining room, a contemporary kitchen with integrated appliances, and a modern bathroom. The property also benefits from double glazing, gas central heating, and a private, enclosed rear garden, perfect for relaxing or entertaining. An ideal opportunity for those seeking a centrally located Southsea home with character and convenience. Early viewing is highly recommended.





ENTRANCE Double glazed door to:-

PORCH 4' 9" x 3' 6" (1.45m x 1.07m) Cupboard housing consumer unit and meters, Coir door matting, door to:-

Lounge/Dining Room 16' 9" x 11' 5" at widest point (5.13m x 3.48m) Double glazed window to front elevation, double glazed French doors to garden, laminate flooring, two radiators, smart meter, stairs with glass balustrade to first floor landing, under stairs storage cupboard, portable thermostat for central heating, door to:-

KITCHEN 14' 9" x 6' 3" (4.52m x 1.93m) Double glazed window to side elevation, beautifully fitted kitchen comprising a range of wall and base level units incorporating square edge work surfaces, one and a half bowl sink and drain unit with mixer tap, built-in oven and grill, built-in five burner gas hob with extractor hood over, integrated fridge/freezer and dishwasher, space and plumbing for washing machine, wine cooler, cupboard housing combination boiler, radiator, vinyl flooring, radiator, through to:-

REAR LOBBY Double glazed door to garden, door to:-

BATHROOM 7' 1" at widest point x 6' 3" (2.18m x 1.93m) Obscure double glazed window to rear elevation, modern suite comprising panel enclosed bath with mixer tap, thermostatic mixer shower over, combined WC and wash basin set in vanity unit, fully tiled walls and vinyl flooring, heated towel rail.

FIRST FLOOR LANDING Loft access, carpeted flooring, doors to both bedrooms.

BEDROOM ONE 12' 11" at widest point x 11' 6" (3.96m x 3.53m) Double glazed window to rear elevation, radiator, carpeted flooring.

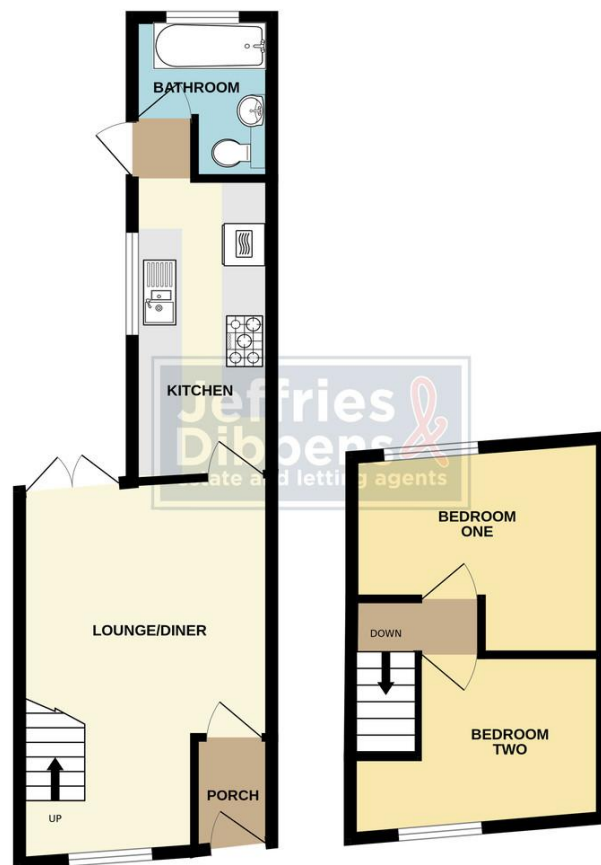
BEDROOM TWO 10' 2" at widest point x 11' 6" (3.12m x 3.53m) Double glazed window to front elevation, radiator, carpeted flooring.

GARDEN Private rear garden enclosed by brick walls and wooden fencing, laid to artificial grass with patio area.



GROUND FLOOR

1ST FLOOR



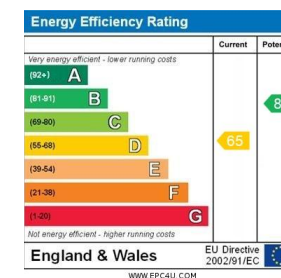
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 Metropix ©2023

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