

£430,000
5 Hamilton Road
Southsea, PO5 2LX

SEMI-DETACHED HOME IN CENTRAL SOUTHSEA WITH NO CHAIN! This double bay and forecourt property is located within the heart of Southsea, just a moments' walk away from Palmerston Road shopping area, the seafront and well-regarded schools. The semi-detached home along Hamilton Road, is offered to the market with no forward chain and boasts 1,248sq.ft of accommodation. The ground floor offers two spacious reception rooms with bay windows, entrance hallway and fitted kitchen. On the first floor, there are three generously sized bedrooms, and a family bathroom suite. The garden can be found to the rear of the home with an outside cloakroom, storage and rear pedestrian access which leads to off road parking, which is rarely available in central Southsea. A lovely example of a home which would be perfect for a family. To fully appreciate the size and location on offer, contact the Southsea branch to arrange your internal inspection.

3 

1 

2 





ENTRANCE Paved forecourt, storm porch, wooden door to:-

ENTRANCE HALL Leaded windows, stairs to first floor landing, radiator, carpet throughout, doors to all rooms, period picture rail, under stair storage cupboard housing consumer unit, electric and gas meters.

LIVING ROOM 16' 10" into bay x 13' 0" at widest (5.14m x 3.97m) Double glazed bay window to front elevation, carpet throughout, radiator, gas feature fireplace, period picture rail.

DINING ROOM 17' 8" into bay x 11' 11" at widest (5.41m x 3.64m) Double glazed bay window to rear elevation, carpet throughout, radiators, feature fireplace, period picture rail.

KITCHEN 11' 5" x 7' 7" (3.50m x 2.33m) Fitted kitchen comprising a range of wall and base level units incorporating roll top work surfaces, one and a half sink and drainer unit, space for free standing cooker, spaces for under counter fridge and freezer, wall mounted combination boiler, double glazed door to garden, vinyl flooring, tiled to principal areas, cupboard with spaces and plumbing for washing machine and tumble dryer.

LANDING Double glazed obscure window to side elevation, carpet throughout, doors to all rooms, loft hatch.

BATHROOM 6' 5" x 6' 8" (1.97m x 2.04m) Panel enclosed bath with electric shower unit over, concealed WC, pedestal hand basin, tiled to principal areas, vinyl flooring, radiator, triangular double glazed window to front elevation.

BEDROOM ONE 17' 0" into bay x 10' 10" excluding wardrobe (5.20m x 3.32m) Double glazed bay window to front elevation, carpet throughout, radiator, period picture rail, built-in wardrobes.

BEDROOM TWO 15' 1" x 11' 6" at widest (4.61m x 3.52m) Double glazed window to rear elevation, carpet throughout, radiator, built-in cupboards.

BEDROOM THREE 11' 3" x 8' 0" (3.45m x 2.45m) Double glazed window to rear elevation, carpet throughout, radiator.

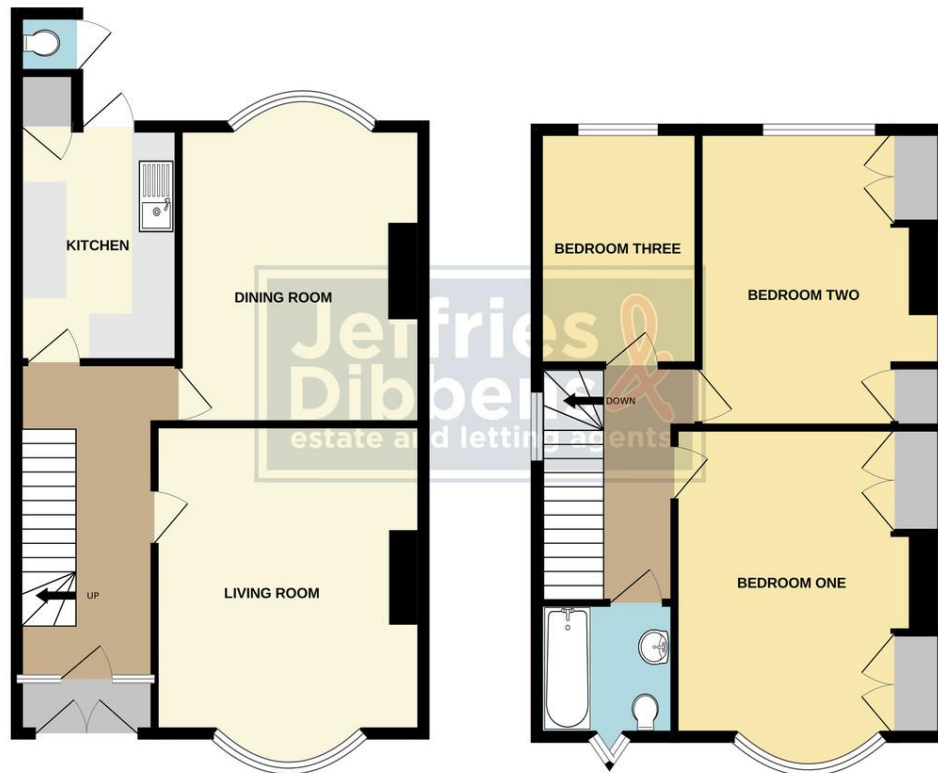
GARDEN Laid to lawn with paved area, shrub borders, brick-built storage cupboards, cloakroom, rear pedestrian access to parking.

PARKING Gated, secure parking for one car, which can be accessed via driveway to the right of the property.



GROUND FLOOR

FIRST 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.

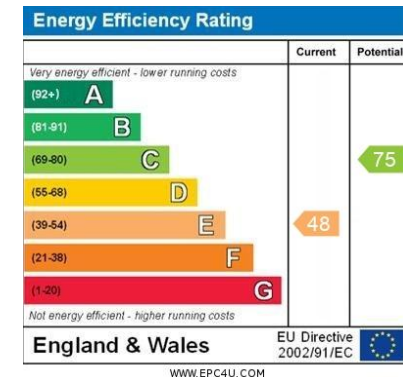
Made with Metropix ©2025

LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

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