



£440,000
20 Minstead Road
Southsea, PO4 9JP

THREE BEDROOM SEMI-DETACHED HOME WITH OFF ROAD PARKING & GARAGE! A great opportunity to purchase this lovely home in arguably one of Southsea's most requested pockets. Minstead Road is excellently positioned for access to the beautiful Bransbury Park, local shops, bus routes and the seafront. A real gem of a property occupying a corner plot with lovely mature front and rear gardens, a 23ft detached garage with hardstand parking and brick-built shed which is currently used as a bar. The internal accommodation comprises entrance hall, lounge, separate dining room, fitted modern kitchen and bathroom and conservatory to the ground floor, with three generous bedrooms and WC to the first floor. Additional benefits for this lovely family home include gas central heating and double glazing. We recommend an internal viewing to appreciate the accommodation and location on offer.





ENTRANCE/FRONT GARDEN Mainly laid to lawn with paved pathway and built-up shrub borders, mature hedges, enclosed by wooden fencing, access to parking, double glazed door to:-

PORCH Dual aspect double glazed windows, vinyl flooring, wooden door to:-

HALLWAY Stairs to first floor landing, radiator, storage cupboard, borrowed light window to front elevation, built-in storage unit.

LOUNGE 15' 5" x 11' 10" (4.70m x 3.62m) Double glazed sliding door to rear elevation, carpeted, radiator, built-in glass shelving with spot lights above, feature fireplace with gas fire and wooden surround.

CONSERVATORY 7' 2" x 10' 5" (2.20m x 3.18m) Double glazed doors out to garden, double glazed window to rear elevation, laminate flooring.

DINING ROOM 11' 11" x 10' 1" (3.64m x 3.08m) Double glazed windows to front elevation, carpeted, radiator, sliding door to:-

KITCHEN 11' 10" x 11' 10" (3.62m x 3.62m) 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, spaces for cooker and fridge/freezer, integral dishwasher, wall mounted boiler, laminate flooring, dual aspect double glazed windows, door to garden.

BATHROOM 4' 4" x 6' 0" (1.34m x 1.83m) Panel enclosed bath with mixer tap and electric shower over, vanity unit with wash basin, low level WC, tiled to principal areas and vinyl flooring, double glazed window to side elevation.

FIRST FLOOR LANDING Double glazed window to front elevation, eaves storage, carpeted, loft access, doors to all rooms.

BEDROOM ONE 15' 5" x 8' 6" (4.71m x 2.61m) Double glazed windows to rear elevation, radiator, carpeted, built-in wardrobes.

WC Low level WC, wash basin, laminate flooring.

BEDROOM THREE 11' 0" x 10' 2" (3.37m x 3.12m) Double glazed window to rear elevation, eaves storage, carpeted, radiator.

BEDROOM TWO 11' 6" x 9' 1" (3.53m x 2.79m) Double glazed window to rear elevation, carpeted, radiator.

GARDEN 29' 7" (9.02 m) Southerly aspect, mainly laid to lawn with paved area and shrub borders, brick-built shed currently used as a bar, personal door to garage.

GARAGE 23' 2" (7.07m) Up and over door, space for fridge/freezer, spaces and plumbing for washing machine and tumble dryer, dual aspect windows.

PARKING Off road parking to the front 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.
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LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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.

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