

£550,000
7 Havelock Road
Southsea, PO5 1RU

SPACIOUS THREE BEDROOM PERIOD HOME! A truly lovely example of a period home set within a requested area of central Southsea. Havelock Road is a highly desirable location and positioned in the Campbell Road Conservation area, just north of the popular Albert Road. This end terraced home offers 1,500sq.ft (140sq.m) of accommodation and presents an abundance of period features including exposed floorboards, high skirting boards and ceiling roses. The ground floor briefly comprises; entrance hall, living room, additional reception room, downstairs cloakroom and a spacious kitchen/dining room. The first floor offers two double bedrooms, additional WC and the family bathroom featuring a freestanding bath, with an additional bedroom on the top floor. To the rear of the home, there is a mature enclosed garden with rear pedestrian access. A lovely and well presented home, which can only be appreciated by an internal viewing.





ENTRANCE Gated forecourt with period tiled pathway, wooden door to:-

PORCH Period tiled floor, stained glass window, wooden period door to:-

HALLWAY 14' 11" x 14' 2" (4.55m x 4.32m) Stairs with spindled balustrade to first floor landing, radiator, tiled flooring, period dado rail, coving and corbels, doors to all rooms.

LOUNGE 15' 6" into bay x 10' 3" into recess (4.73m x 3.13m) Double glazed bay window to front elevation, exposed floorboards, radiator, electric feature fireplace, period features include: ceiling rose, coving and picture rail, broadband point.

RECEPTION ROOM 11' 11" x 11' 1" (3.64m x 3.38m) Wooden double doors with stained glass window to conservatory, exposed floorboards, period coving and picture rail, radiator, built-in shelving.

KITCHEN/DINING 22' 11" x 10' 9" into bay (6.99m x 3.30m) Bespoke kitchen comprising a range of base level units incorporating 'Carrara' marble work surfaces with matching up stands, 'Belfast' sink with period style taps, space for cooker with extractor hood over, space and plumbing for washing machine, space for fridge/freezer, tiled flooring in kitchen and exposed floorboards in dining area, double glazed sash windows to side elevation, contemporary vertical radiator, double doors to garden, door to:-

CLOAKROOM Close coupled WC, wall mounted boiler, tiled flooring.

LANDING Split levels, period dado rail, skylight window, exposed floorboards, two radiators, stairs to bedroom three.

BEDROOM ONE 15' 3" x 14' 1" (4.66m x 4.31m) Double glazed bay window to front elevation, exposed floorboards, radiator, period coving and picture rail.

BEDROOM TWO 11' 11" x 9' 10" (3.64m x 3.01m) Double glazed window to rear elevation, radiator, exposed floorboards, open wardrobes.

WC Close coupled WC, wall mounted wash basin, tiled flooring, double glazed window to side elevation.

BATHROOM 11' 3" x 9' 0" (3.45m x 2.76m) Period style freestanding bath with mixer tap and telephone shower attachment, close coupled WC, pedestal mounted wash basin, tiled flooring, radiator, sash window to rear elevation.

BEDROOM THREE 16' 9" x 9' 1" (5.12m x 2.78m) Dual aspect windows, exposed floorboards, radiator, storage cupboard leading to eaves storage.

GARDEN Laid to paving with shrub borders, outside tap, rear pedestrian access, enclosed by brick walls.





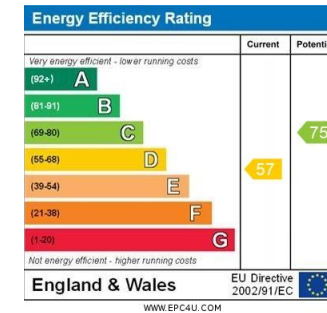
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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