

£575,000
2 Elizabeth Gardens
Southsea, PO4 9QZ

THREE BEDROOM HOME IN SOUGHT AFTER LOCATION WITH OFF ROAD PARKING! An opportunity to buy in the rarely available location of Elizabeth Gardens, Southsea. This well presented semi-detached home offers three good size bedrooms and a fitted family bathroom on the first floor. To the ground floor you will find an entrance porch, 18ft lounge with bay window and log burner, utility room/WC, but the real heart of this lovely home is the simply stunning extended kitchen/breakfast room. Measuring approximately 22ft with central breakfast bar and bi-folding doors out to the garden, this space provides the perfect mix of social and family living. The westerly facing garden offers an inviting fenced retreat with log store, patio and artificial lawn areas. The property is double glazed, has gas central heating and benefits from having a garage plus a tandem driveway offering off road parking for two cars. Internal viewing is a must and can be arranged by calling us today!





ENTRANCE Door to:-

PORCH Dual aspect obscure double glazed windows, fitted shelving and coat storage, door to:-

HALLWAY Wood parquet flooring, stairs to first floor landing, radiator, doors to; lounge, kitchen/breakfast room and utility/WC, under stairs storage cupboard housing electric consumer unit and gas meter.

UTILITY/WC 6' 7" x 3' 10" (2.03m x 1.19m) Obscure double glazed window to side elevation, close coupled WC, basin in vanity unit, space and plumbing for washing machine with work surface over, radiator, wood parquet flooring.

LOUNGE 11' 3" x 18' 10" into bay and excluding chimney recess (3.44m x 5.76m) Two double glazed windows to rear elevation, double glazed window to side elevation, radiator, open fireplace with log burner and marble hearth, fitted shelving, door to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM 22' 3" x 12' 8" at widest point (6.79m x 3.88m) Double glazed window to rear elevation, double glazed bi-folding doors to front elevation leading out to garden, quarter storage solid wood breakfast bar with built-in dual USB and plug socket, a range of white high gloss units incorporating resin work surfaces with integrated sink and drainer unit, integrated dishwasher, microwave and fridge/freezer, space for 'Range master' style cooker, stainless steel Bosch triple extractor hood, radiator, wood parquet flooring, door to large walk-in cupboard housing combination boiler.

FIRST FLOOR LANDING Double glazed window to front elevation, spindled balustrade, loft access with pull down ladder, built-in storage cupboard, doors to all rooms.

MASTER BEDROOM 11' 3" x 16' 5" (3.43m x 5.01m) Dual aspect double glazed windows, two radiators.

BATHROOM 6' 7" x 6' 7" (2.03m x 2.01m) Obscure double glazed window to front elevation, panel enclosed bath with mixer tap, thermostatic shower mixer over, glass shower screen, pedestal mounted basin, close coupled WC, heated towel rail.

BEDROOM TWO 11' 3" x 11' 2" into recess (3.43m x 3.41m) Double glazed window to rear elevation, radiator, fitted wardrobes, range of additional built-in storage cupboards.

BEDROOM THREE 6' 6" x 10' 6" (2.003m x 3.21m) Dual elevation double glazed windows, radiator.

GARDEN Wrap around garden laid to paving and artificial lawn, fully enclosed by brick walls and wooden fencing.

FRONT GARDEN 11' 1" x 29' 9" (3.39m x 9.07m)

SIDE GARDEN 33' 10" x 20' 8" (10.33m x 6.31m)

PARKING Garage and tandem driveway for two cars.



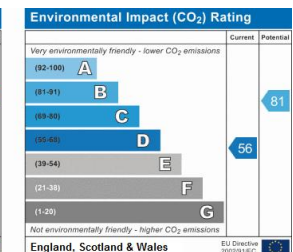
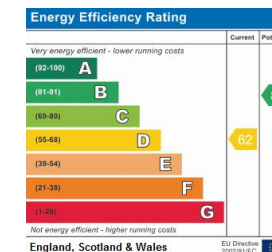
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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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