



£375,000
56 Empshott Road
Southsea, PO4 8BY

STUNNING PERIOD HOME WITH SOUTH FACING GARDEN! A beautiful three bedroom home that must be viewed to appreciate what is on offer here. Situated in a highly desirable Southsea pocket, Empshott Road, this property is perfectly placed for access to several well-regarded local schools, handy local shops, and Milton and Bransbury Parks! The home itself is presented beautifully throughout and oozes period charm and space. The accommodation, which is arranged over three floors, offers three good size bedrooms, two well-proportioned reception rooms, a charming modern fitted kitchen, downstairs cloakroom, and a four-piece family bathroom on the first floor. To the rear, you'll find a SOUTH FACING garden along with a 9ft x 12ft (approx.) garden room, currently arranged as a salon. This mid-terrace home has a wealth of period features, double glazing and gas central heating. An absolute must view, call us today to arrange a viewing!





ENTRANCE Composite double glazed door to:-

HALLWAY Stairs with spindled balustrade to first floor landing, period style corbels, panelled walls and engineered oak flooring, under stairs storage cupboard, doors to all rooms.

LOUNGE 14' 4" into bay x 9' 10" into recess (4.37m x 3.02m) Double glazed bay window to front elevation, column radiator, engineered oak flooring, built-in storage cupboard, period style cornice and ceiling rose.

KITCHEN 11' 10" x 7' 6" (3.61m x 2.29m) Modern fitted kitchen comprising a range of wall and base level units incorporating square edge work surfaces, one and a half bowl stainless steel sink and drainer unit with mixer tap, built-in oven, built-in five burner gas hob with extractor hood over, space for fridge/freezer, space and plumbing for washing machine, integral dishwasher, cupboard housing 'Worcester' combination boiler, tiled to principal areas and tiled flooring, double glazed window to rear elevation, double glazed door to garden.

DINING ROOM 12' 4" x 9' 6" into recess (3.78m x 2.90m) Double glazed bi-fold doors to rear elevation, column radiator, engineered oak flooring.

DOWNSTAIRS WC 2' 8" x 3' 10" (0.83m x 1.17m) Obscure double glazed window to side elevation, close coupled WC, wall mounted wash basin, tiled to principal areas and tiled flooring.

FIRST FLOOR LANDING Spindled balustrade, carpeted flooring, doors to all rooms, stairs to second floor landing.

BEDROOM ONE 11' 11" x 13' 1" into recess (3.64m x 3.99m) Two double glazed windows to front elevation, column radiator, engineered oak flooring, built-in wardrobe.

BEDROOM TWO 11' 4" x 9' 6" into recess (3.46m x 2.91m) Double glazed window to rear elevation, column radiator, engineered oak flooring, built-in wardrobe.

BATHROOM 16' 8" at widest point x 7' 7" at widest point (5.10m x 2.32m) Stunning four-piece suite comprising claw-foot bath with central taps, large quadrant shower cubicle with thermostatic shower mixer and rainfall style shower head, pedestal mounted wash basin, close coupled WC, column towel radiator, tiled to principal areas and tiled flooring.

SECOND FLOOR LANDING Carpeted flooring, mains wired smoke detector, door to:-

BEDROOM THREE 25' 8" x 12' 3" (7.84m x 3.74m) Dual aspect double glazed dormer window to rear elevation, double glazed velux window to front elevation, radiator, engineered oak flooring.

GARDEN ROOM 9' 2" x 12' 0" (2.81m x 3.67m) Double glazed French doors, currently arranged as a salon with fitted cupboards and work top over, space and plumbing for washing machine, double glazed skylight window, engineered oak flooring.

GARDEN 16' 2" excluding garden room x 13' 0" (4.93m x 3.97m) Southerly facing aspect, enclosed by wooden fencing, laid to paving, outside tap, outside power point, access to garden room.



GROUND FLOOR

1ST FLOOR

2ND FLOOR

GARDEN ROOM



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 B

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	

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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