

£315,000
53 Locksway Road
Southsea, PO4 8JW

FOUR BEDROOMS, GARAGE & NO FORWARD CHAIN! This spacious and extended family home can be found along Locksway Road, which offers versatile accommodation across three floors. The ground floor features two reception rooms, conservatory and a 17ft (approx.) kitchen/breakfast room. On the first floor, you'll find four bedrooms, plus a shower room. The second floor benefits from the master bedroom with an en-suite bathroom. Additional benefits include gas central heating, double glazing and an enclosed garden with the garage located to the rear. This property is ideal for families seeking comfort and convenience in a sought-after Milton location. Contact our Southsea branch today to book your internal viewing.

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ENTRANCE Obscure double glazed door to:-

PORCH Obscure double glazed window to front elevation, wooden front door to:-

HALLWAY Radiator, stairs to first floor landing, under stairs storage cupboard housing gas and electric meters, doorway to lounge, door to kitchen.

LOUNGE 14' 7" into bay x 11' 9" (4.45m x 3.59m) Double glazed bay window to front elevation, radiator, opening to dining room.

DINING ROOM 11' 3" x 15' 5" (3.43m x 4.72m) Radiator, obscure double glazed window to rear elevation, double doors to conservatory.

CONSERVATORY 7' 10" x 11' 10" (2.39m x 3.61m) Double glazed windows to rear elevation, double glazed door to garden.

KITCHEN 17' 5" x 9' 4" (5.31m x 2.87m) Double glazed window to rear elevation, Velux window, radiator, fitted kitchen comprising a range of wall and base level units with roll top work surfaces, one and a half bowl composite sink and drainer unit, spaces and plumbing for washing machine and dishwasher, spaces for fridge/freezer and cooker, tiled to principal areas, door to conservatory.

FIRST FLOOR LANDING Stairs to second floor landing, doors to shower room and bedrooms two, three and four, storage cupboard.

SHOWER ROOM Obscure double glazed window to rear elevation, close coupled WC, quadrant shower cubicle with electric shower unit, corner wash basin set in vanity unit, heated towel radiator.

BEDROOM TWO 14' 6" x 8' 11" (4.43m x 2.73m) Double glazed door to front elevation, radiator, built-in storage cupboard and wardrobe, cupboard housing domestic hot water cylinder.

BEDROOM THREE 10' 4" x 9' 5" (3.17m x 2.88m) Double glazed window to rear elevation, radiator, storage cupboard, built-in wardrobe with overhead storage.

BEDROOM FOUR 6' 3" x 8' 5" (1.91m x 2.59m) Double glazed window to front elevation, radiator, wall mounted boiler.

SECOND FLOOR LANDING Over stairs storage cupboard, door to eaves storage, door to bedroom one.

BEDROOM ONE 15' 0" x 18' 5" (4.58m x 5.62m) Dual aspect double glazed windows, fitted storage cupboards and wardrobe, door to en-suite bathroom.

EN-SUITE Obscure double glazed window to rear elevation, radiator, panel enclosed bath with electric shower over, close coupled WC, pedestal mounted wash basin, tiled to principal areas.

GARDEN 21' 9" x 15' 4" (6.63m x 4.68m) Mainly laid to patio paving, outside tap, access to garage, rear pedestrian access.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



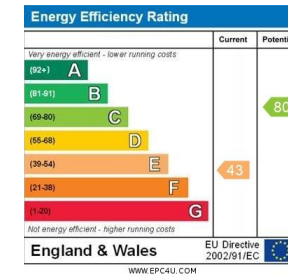
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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