

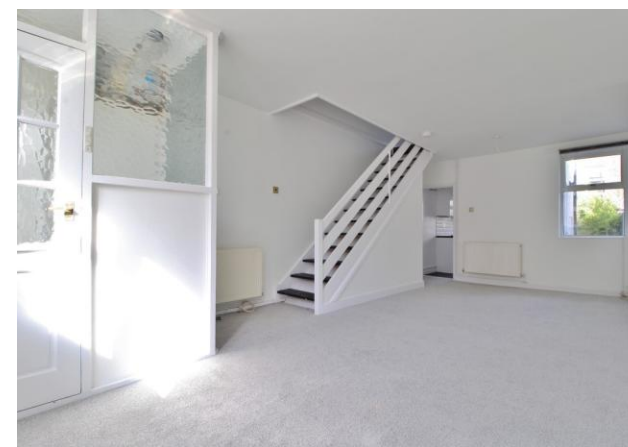
**Jeffries & Dibbens**  
**TO LET**  
01703 611111

**£245,000**  
**59 Owen Street**  
Southsea, PO4 9PB



**TWO BEDROOM HOUSE IN 'EASTNEY VILLAGE'!** This traditional mid terraced home can be found within the desirable location of Owen Street in 'Eastney Village'. Ideally positioned for access to an abundance of shops and bars, and a short walk to the seafront. The accommodation, which has been recently re-decorated, briefly comprises; entrance porch, 22ft (approx.) living room, and a lovely fitted kitchen on the ground floor. Two double bedrooms and a spacious family bathroom occupy the first floor. A low maintenance garden with pedestrian access is located to the rear. Gas central heating, double glazing and NO FORWARD CHAIN complete the appeal for this lovely property. Viewing is highly advised to appreciate the location and condition on offer.

**2**   
**1**   
**2** 





**ENTRANCE** Double glazed door to:-

**PORCH** Door to:-

**LIVING ROOM** 22' 10" x 12' 6" (6.96m x 3.83m) Dual aspect double glazed windows, carpet throughout, radiators, exposed staircase to first floor landing.

**KITCHEN** 10' 7" x 7' 6" (3.24m x 2.31m) Lovely fitted kitchen comprising a range of wall and base level units incorporating square edge work surfaces, electric hob, electric oven, sink and drainer unit with mixer tap, space for fridge/freezer, spaces and plumbing for washing machine and dishwasher, double glazed door to garden, tiled flooring, tiled to principal areas, wall mounted boiler.

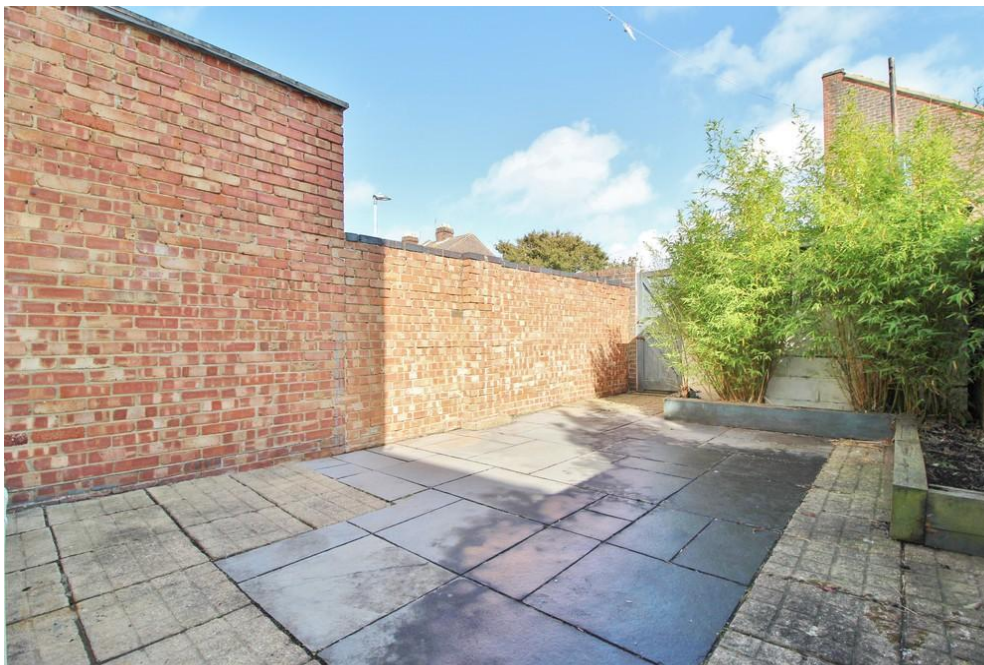
**LANDING** Doors to all rooms, loft hatch.

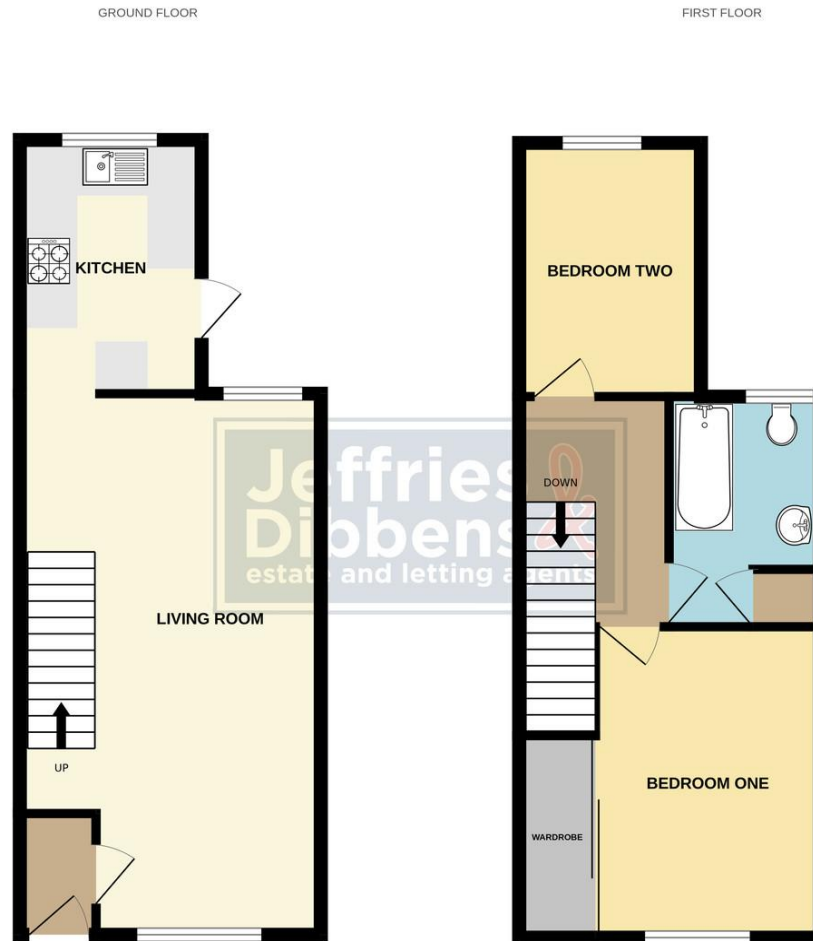
**BEDROOM TWO** 10' 9" x 7' 5" (3.28m x 2.28m) Double glazed window to rear elevation, carpet throughout, radiator.

**BATHROOM** 9' 7" x 6' 0" (2.94m x 1.84m) Panel enclosed bath with electric shower, low level WC, pedestal hand basin, vinyl flooring, cupboard, tiled to principal areas, radiator, double glazed window to rear elevation.

**BEDROOM ONE** 12' 8" x 9' 10" excluding wardrobe (3.88m x 3.01m) Double glazed window to front elevation, carpet throughout, radiator, built-in wardrobe.

**GARDEN** Laid to paving with shrub borders, rear pedestrian access, brick-built shed, enclosed by brick walls.





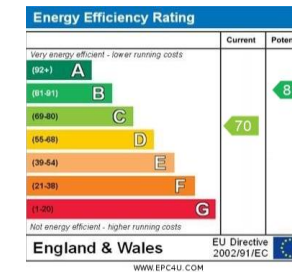
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**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

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