

£575,000
49 Festing Road
Southsea, PO4 0NG

SPACIOUS SIX BEDROOM HOME WITH NO FORWARD CHAIN! This substantial period residence is located along Festing Road, just moments away from Canoe Lake and the seafront. Available with no forward chain, this double bay and forecourt home offers an exceptional chance to renovate the property, transforming it into a warm and inviting family home. Set over three principal floors, this former guest house features generously rooms throughout, including on the ground floor a welcoming entrance hall, a convenient downstairs cloakroom, a fitted kitchen, and a combination of living, dining, and breakfast rooms, each providing versatile space. The first floor offers a family bathroom suite and three bedrooms with the master having a bay window, with the second floor benefitting from three more additional bedrooms, en-suite bathroom and a recessed balcony with views of The Spinnaker Tower. To the rear, there is a laid-to lawn garden with rear pedestrian access. A home which has to be viewed to appreciate the location and potential on offer.

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ENTRANCE Tiled forecourt with period style tiled walkway , obscure glazed hard wood front door leading to:-

HALLWAY Doors to all rooms, door to cellar, stairs to first floor landing.

LIVING ROOM 16' 6" into bay x 15' 4" at widest point (5.03m x 4.69m) Double glazed bay window to front elevation, feature fireplace, carpeted, period ceiling rose and coving.

DINING ROOM 21' 10" x 13' 1" at widest point (6.67m x 4.00m) Glazed wooden double doors to garden, feature fireplace, carpeted, period coving, door to breakfast room.

BREAKFAST ROOM 11' 10" x 11' 10" (3.62m x 3.63m) Double glazed window to side elevation, feature fireplace, carpeted, door to inner hall, door to kitchen.

INNER HALL Double glazed window to side elevation, carpeted, door to WC.

WC Obscure double glazed window to side elevation, low level WC, wall mounted corner basin, carpeted, tiled to principal areas.

KITCHEN 9' 9" x 7' 5" (2.99m x 2.27m) Range of wall and base level units incorporating roll edge work surfaces, sink and drainer unit with mixer tap, built-in oven with electric hob and extractor hood over, tiled flooring, window to rear elevation, door to utility room.

UTILITY ROOM 6' 9" x 9' 4" (2.08m x 2.85m) Double glazed window to side elevation, double glazed window to rear elevation, spaces and plumbing for washing machine and tumble dryer, double glazed door to garden.

FIRST FLOOR LANDING Double glazed window to side elevation, doors to all rooms, electric heater, stairs to second floor landing.

BEDROOM ONE 16' 7" into bay x 15' 6" at widest point (5.06m x 4.74m) Double glazed bay window to front elevation, feature fireplace, carpeted.

BEDROOM TWO 14' 10" x 13' 3" (4.54m x 4.06m) Double glazed window to rear elevation, built-in wardrobe, carpeted, pedestal mounted wash basin.

BEDROOM SIX 9' 7" x 10' 1" (2.94m x 3.09m) Double glazed window to rear elevation, electric heater, built-in wardrobe, carpeted, pedestal mounted wash basin.

BATHROOM 5' 10" x 8' 8" (1.80m x 2.65m) Low level WC, pedestal mounted wash basin, wood panelled bath with electric shower over, carpeted, tiled to principal areas.

WC Obscure glazed window to side elevation, low level WC, pedestal mounted wash basin.

SECOND FLOOR LANDING Velux window, doors to all rooms, stainless steel sink and drainer unit set in base cabinet.

BEDROOM FIVE 22' 4" x 11' 3" at widest point (6.82m x 3.43m) Double glazed window to side elevation, double glazed window to rear elevation, electric heater, wall mounted sink, carpeted, cupboard housing hot water cylinder, sliding door to en-suite.

EN-SUITE Electric shower, low level WC, tiled to principal areas, carpeted, extractor fan.

BEDROOM FOUR 12' 11" x 13' 3" (3.94m x 4.06m) Double glazed window to rear elevation, electric heater, wall mounted sink, built-in cupboard, carpeted.

BEDROOM THREE 15' 9" x 10' 5" (4.82m x 3.19m) Glazed wooden doors to balcony with views towards Spinnaker Tower.

CELLAR Electric meter and consumer unit.

GARDEN Laid to lawn with paved areas, rear pedestrian access.



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

EPC Graph to Follow

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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