

£260,000
70 Kingsley Road
Southsea, PO4 8HL

TWO BEDROOM HOME WITH UPSTAIRS BATHROOM & SOUTH FACING GARDEN! This bay-and-forecourt, mid-terraced home is positioned in the highly desirable Eastney location of Kingsley Road. The internal accommodation on offer briefly comprises an entrance hall, two separate reception rooms, lean-to and fitted kitchen on the ground floor. The first floor benefits from two bedrooms and an upstairs family bathroom. A southerly aspect, low maintenance garden can be found to the rear of the home. Situated just moments away from Bransbury Park and Eastney Road shopping area, this home would make an ideal first time purchase or investment opportunity. Gas central heating and double glazing complete the appeal for this home, which can only be appreciated by an internal viewing.

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FORECOURT Composite front door to:-

HALLWAY Doors to all rooms, laminate flooring, stairs to first floor landing.

LOUNGE 13' 2" x 9' 7" (4.02m x 2.94m) Double glazed bay window to front elevation, laminate flooring, feature fireplace, period picture rail.

DINING ROOM 10' 2" x 13' 0" (3.12m x 3.98m) Double glazed window to rear elevation, laminate flooring, storage cupboard, radiator, door to:-

KITCHEN 8' 3" x 8' 8" (2.52m x 2.65m) Lovely fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit, electric oven, gas hob, space and plumbing for washing machine, integral fridge/freezer, radiator, vinyl flooring, double glazed window to rear elevation.

LEAN-TO Tiled flooring, space for tumble dryer, double glazed door to garden.

FIRST FLOOR LANDING Doors to all rooms, carpeted, loft access.

BEDROOM ONE 10' 6" x 13' 0" (3.22m x 3.97m) Double glazed window to front elevation, carpeted, radiator, built-in cupboard.

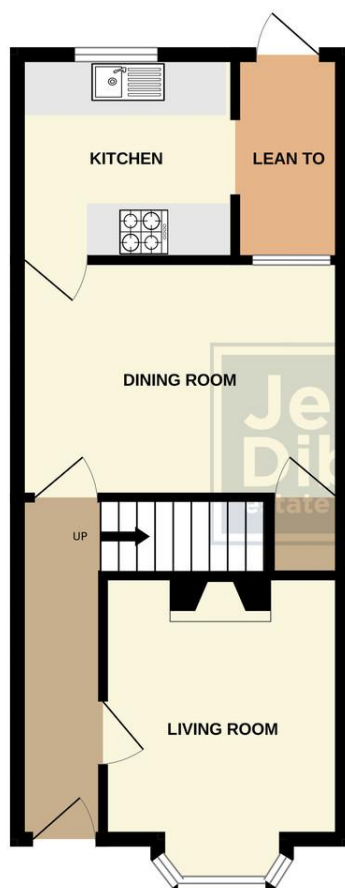
BEDROOM TWO 9' 0" x 7' 7" (2.76m x 2.33m) Double glazed window to rear elevation, carpeted, radiator, built-in wardrobes.

BATHROOM 6' 0" x 4' 11" (1.85m x 1.52m) Panel enclosed bath with electric shower unit, low level WC, pedestal mounted wash basin, tiled to principal areas, radiator, double glazed window to rear elevation.

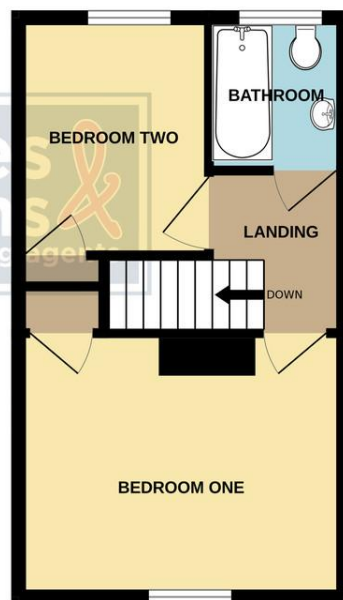
GARDEN South facing, laid to artificial lawn with decked area and paved pathway, shed, enclosed by wooden fencing.



GROUND FLOOR



FIRST 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 B

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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