

**£259,995**  
**53 Bramshott Road**  
Southsea, PO4 8AN



**THREE BEDROOM HOME WITH NO FORWARD CHAIN!** This spacious bay and forecourt home is located within a popular residential pocket of Southsea. Bramshott Road is ideally positioned with well-regarded schools, local amenities and Fratton Train Station all nearby. The ground floor accommodation offers two large separate reception rooms, a kitchen, lean-to and W.C. The first floor comprises three bedrooms and a fitted bathroom. Gas central heating, majority double glazing, garden to the rear and no forward chain complete the appeal for this home. We feel this would make an ideal purchase for a home owner or investment purchaser as a HMO (subject to relevant planning permission). Please call the Southsea branch to arrange your internal viewing.

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**PORCH** Hard wooden door to hallway.

**HALLWAY** Carpet throughout, radiator, doors to all rooms, door to cellar, wooden door to lean-to, stairs to first floor landing.

**LIVING ROOM** 14' 10" x 10' 7" (4.53m x 3.24m) Double glazed bay window to front elevation, radiator, carpeted.

**KITCHEN** 10' 10" x 8' 3" (3.31m x 2.53m) Radiator, window to rear elevation, range of wall and base units incorporating roll top work surfaces, stainless steel sink with drainer unit, space for cooker, space for fridge/freezer, tiled to principal areas, lino flooring.

**RECEPTION ROOM** 17' 8" x 9' 1" (5.39m x 2.79m) Double glazed bay window to rear elevation, radiator, carpeted.

**LEAN TO** 13' 1" x 3' 10" (4.00m x 1.18m) Wall mounted wash basin, plumbing for washing machine, door to W.C, door to garden.

**WC** Close coupled W.C, wall mounted electric heater.

**FIRST FLOOR LANDING** Carpet throughout, doors to all rooms, loft hatch.

**BEDROOM ONE** 12' 10" x 12' 9" (3.93m x 3.91m) Double glazed windows to front elevation, fitted wardrobes, carpeted.

**BEDROOM TWO** 12' 8" x 9' 2" (3.87m x 2.80m) Double glazed window to rear elevation, radiator, wall mounted combination boiler, carpeted.

**BEDROOM THREE** 10' 10" x 8' 4" (3.32m x 2.55m) Double glazed window to rear elevation, radiator, built-in wardrobe with overhead storage, built in cupboard, carpeted.

**BATHROOM** 6' 0" x 6' 11" (1.85m x 2.11m) Obscure double glazed window to side elevation, radiator, panelled bath with mains powered shower, close cupboard W.C, pedestal wash basin, tiled to principal areas, extractor fan.

**CELLAR** 24' 4" x 14' 0" (7.43m x 4.28m) Electric meters

**GARDEN** 21' 7" x 14' 5" (6.59m x 4.40m) Concrete to raised patio, shrub borders.



BASEMENT

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.

**Jeffries  
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