

bushnell porter



Parkstone Avenue Southsea PO4 0QZ



- Courtesy entrance porch
- Entrance hall with wood wall panelling and wood block herring bone flooring
- Front aspect lounge
- Ground floor wc
- Open plan family kitchen/breakfast/dining rooms
- Six bedrooms
- Two bathrooms
- Lawned rear garden
- Single garage, driveway and off road parking
- Requested location
- Close to Canoe Lake and Southsea Seafront
- Good size family home
- No forward chain

Independent Estate Agents

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A six bedroom, two bathroom, three reception room semi-detached family home situated in the popular Parkstone Avenue area of Southsea with its close proximity to Canoe Lake and Southsea Seafront. The property has the added benefit of off road parking, a single garage and being sold with no forward chain.

ACCOMMODATION

COURTESY ENTRANCE PORCH 7ft 7 (2.31m) x 4ft 3 (1.30m) frosted glazed French doors, tiled flooring, frosted single glazed adjacent windows, frosted glazed front door leading through to entrance hall.

ENTRANCE HALL with period staircase rising to first floor with banister, spindles and newel post, matching panelling to all walls to dado level, feature herringbone wood block flooring throughout entrance hall, lounge, dining room, kitchen/breakfast room and wc, radiator, coved and plain plastered ceiling.

LOUNGE 16ft 2 (4.95m) x 12ft 10 (3.93m) plus front aspect double glazed bay window approximately 6ft 8 (2.04m) x 3ft 2 (0.97m) easterly facing front aspect room, central chimney breast with cast iron mantle and decorative cast iron surround and grate, tiled hearth, television point, radiator, period ceiling coving, plain plastered ceiling with decorative ceiling rose, herringbone wood block flooring.

GROUND FLOOR WC low level wc, oval ceramic wash hand basin with chrome monobloc mixer tap and pop-up waste, tiled surround, single panelled radiator, frosted side aspect double glazed window, wood block herringbone flooring.

KITCHEN/BREAKFAST ROOM/DINING ROOM Dining room 17ft 4 (5.29m) x 13ft 2 (4.01m) rear aspect room via double glazed French doors with adjacent double glazed windows opening out onto lawned rear garden, central chimney breast with wooden mantle, tiled back and hearth, period ceiling coving, radiator, dining room opening onto kitchen/breakfast room. **Kitchen/breakfast room** 22ft 10 (6.96m) x 10ft 4 (3.17m) dual side and rear aspect room via double glazed windows, further recess, part panelled part frosted double glazed door leading to driveway, garage and rear garden, breakfast area with radiator. **Kitchen area** with wood grain panel effect shaker design units with brushed steel furniture, resin one and half bowl inset sink unit with monobloc mixer tap over, granite effect roll edge work surfaces with tiled splashback, range of storage cupboards and drawers under, two eyelevel matching storage cupboards, space for range cooker with brushed steel cooker hood over, space for washing machine, space for tumble dryer/dishwasher, space for freestanding fridge/freezer, plain plastered ceiling with inset ceiling spotlights, herringbone wood block flooring, first floor galleried landing with banister, spindles and newel post, stairs rising to second floor, period panelled doors to all rooms.

BEDROOM 1 16ft 4 (4.98m) x 13ft (3.97m) plus front aspect double glazed bay window approximately 6ft 8 (2.04m) x 3ft (0.93m) radiator, period ceiling coving, plain plastered ceiling, Jack and Jill panelled door leading through to bathroom.

BEDROOM 2 17ft 4 (5.28m) x 13ft 2 (4.03m) rear aspect room via double glazed window overlooking rear garden, radiator, plain plastered ceiling.

BEDROOM 3 10ft 10 (3.31m) x 8ft 7 (2.61m) plus double glazed rear aspect small bay window, further recess, built-in storage cupboard.

FAMILY BATHROOM 9ft 1 (2.78m) x 7ft 9 (2.37m) plus recess, front aspect dual front and side aspect room via frosted double glazed windows, white three piece suite comprising tile enclosed rectangular deep bath, chrome bath/shower mixer, glazed screen, slate effect tiled surround, pedestal wash hand basin with chrome monobloc mixer tap and pop-up waste, close coupled wc, radiator, vinyl flooring, plain plastered ceiling with inset ceiling spotlights, Jack and Jill panelled door to master bedroom.

SECOND FLOOR LANDING via return staircase with side aspect double glazed window, period style panelled doors to bedrooms.

BATHROOM 2 7ft 7 (2.32m) x 6ft 4 (1.94m) reducing to 4ft 4 (1.33m) plus recess, three piece white suite comprising panel enclosed bath, tongue and groove panelled surround, chrome bath/shower mixer, close coupled wc., rectangular wash hand basin with chrome monobloc mixer tap and pop-up waste, white high gloss storage cupboard below, radiator, vinyl flooring, plain plastered part restrictive head height ceiling with double glazed skylight window.

BEDROOM 4 12ft (3.64m) x 12ft 5 (3.78m) rear aspect room via double glazed window overlooking gardens and roof tops, built-in storage cupboard, radiator, plain plastered part sloping ceiling.

BEDROOM 5 12ft (3.64m) x 11ft 2 (3.42m) front aspect room via double glazed window, radiator, part sloping plain plastered ceiling.

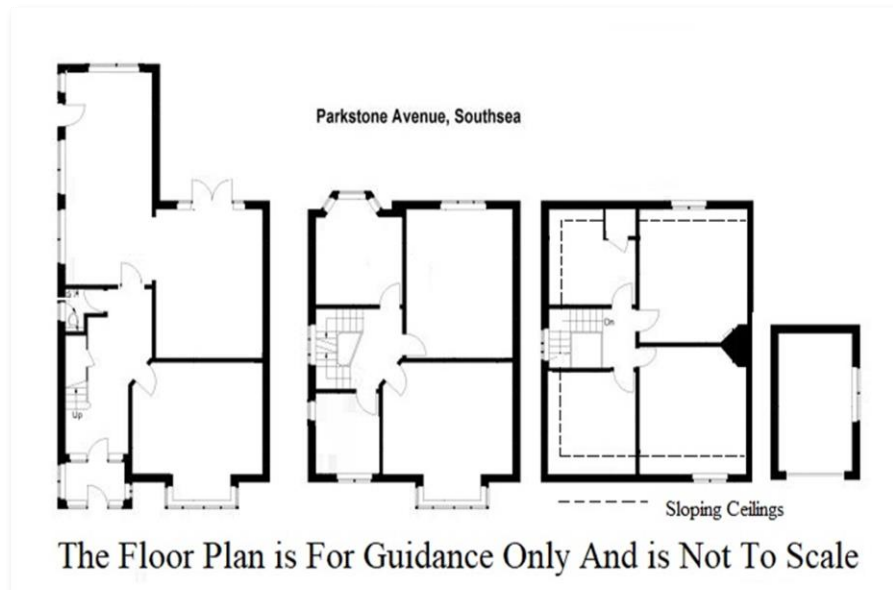
BEDROOM 6 9ft 7 (2.94m) x 9ft 7 (2.93m) restrictive head height plain plastered ceiling with double glazed skylight window.

OUTSIDE to the front of the property there is deep forecourt with lawned garden area with mature shrubs, driveway leading down side of property with off road parking for two cars leading to wooden double gate and further driveway leading to garage and additional off road parking. The driveway beyond the wooden gates with additional off road parking with approximately 36ft (11m) x 8ft (2.45m) the driveway leads to garage via wooden double doors, garage approximately 16ft 7 (5.07m) x 9ft (2.74m) side aspect single glazed window, to the rear of the property there is an enclosed rear garden mostly laid to lawn with well stocked flower borders with mature trees and shrubs, patio area, outside tap. Parking permit zone MF.

COUNCIL TAX – Portsmouth City Council – Band ‘F’ - £2,997.87 – 2024/2025 - FREEHOLD

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

