



**Brompton Road
Southsea PO4 9AL**



- Front aspect lounge
- Rear aspect dining room
- White three piece ground floor side aspect bathroom
- Cottage style kitchen units
- Two bedrooms
- Double glazing
- Gas central heating
- Good sized enclosed lawned rear garden
- Cul-de-sac location
- Close to Highland Road Shops

Independent Estate Agents

28 Marmion Road, Southsea, Hampshire PO5 2BA

t: 023 9283 2828 e: southsea@bushnellporter.com w: www.bushnellporter.com
Directors: Marcus Redmayne-Porter, Tim Kingsbury

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A two bedroom two reception room mid terrace house situated in a cul-de-sac location close to Highland Road shops with a good sized rear garden and being sold with no forward chain.

ACCOMMODATION

LOUNGE 12ft 4 (3.77m) x 9ft 8 (2.96m) plain plastered ceiling, front aspect room via double glazed front door with double glazed fanlight over, adjacent double glazed window, cupboards housing gas and electric meters, panelled radiator, archway leading through to lounge, wooden fire surround with tiled hearth, high level glass block giving borrowed light, lounge leading through to under stairs area and through to dining room with access to under stairs storage cupboard.

DINING ROOM 12ft 4 (3.77m) x 9ft 8 (2.96m) plain plastered ceiling, rear aspect room via double glazed window, panelled radiator, stairs rising to first floor

INNER HALLWAY Georgian style wood grain panel effect door to bathroom, entrance to kitchen, plain plastered ceiling.

BATHROOM 6ft 8 (2.03m) x 4ft 8 (1.42m) plain plastered ceiling, white three piece suite comprising panel enclosed bath with tiled surround, chrome taps, tiled surround, glazed screen, electric shower mixer over, pedestal wash hand basin with chrome taps and tiled splashback, low level w.c., frosted side aspect double glazed window, towel rail/radiator, vinyl flooring.

KITCHEN 15ft 1 (4.60m) x 7ft 7 (2.32m) reducing to 6ft 10 (2.10m) plain plastered ceiling, dual side and rear aspect room, to the side part panelled part double glazed door to rear garden, to the rear double glazed window overlooking rear garden, cottage style kitchen units comprising one half bowl stainless steel inset sink unit with chrome monobloc mixer tap over, granite effect roll edged work surfaces with tiled splashback, range of storage cupboards and drawers under, space for cooker, space for freestanding fridge/freezer, panelled radiator, vinyl flooring, extractor fan, wall mounted boiler, space for washing machine and condensing tumble dryer matching cottage style cupboards over, tile effect flooring.

FIRST FLOOR LANDING period style panelled doors to bedrooms one and two, plain plastered ceiling.

BEDROOM 1 12ft 4 (3.77m) x 9ft 8 (2.96m) plus deep recess with hanging rail, plain plastered ceiling, front aspect room via double glazed window, access to roof space, panelled radiator.

BEDROOM 2 12ft 4 (3.77m) x 9ft 8 (2.96m) plain plastered ceiling, rear aspect room via double glazed window overlooking good size easterly facing rear garden, panelled radiator.

OUTSIDE to the rear of the property there is a long easterly facing garden, mostly laid to lawn with well stocked flower borders, side storage area, outside tap.

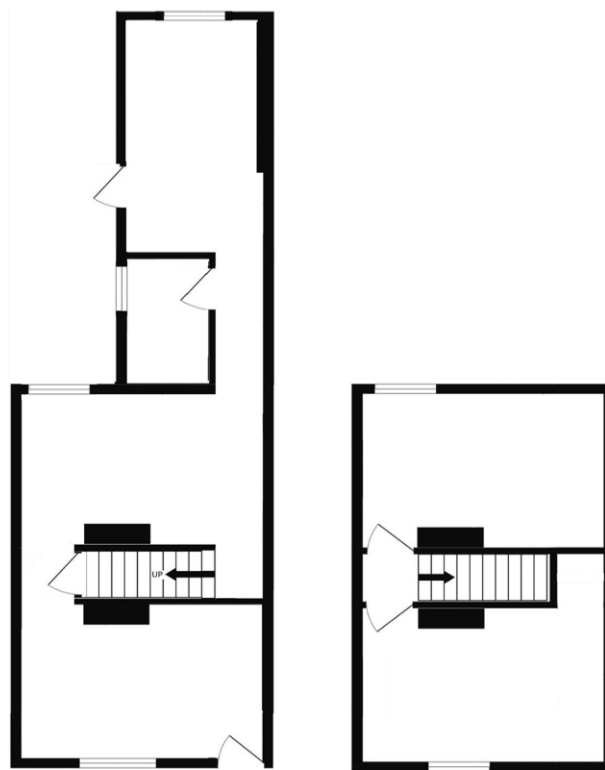
FREEHOLD - COUNCIL TAX – Portsmouth City Council – Band B - £1,383.64 (2024/2025)

PERMIT PARKING – ZONE - ME

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The Floor Plan is For Guidance Only And is Not To Scale

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

