

bushnell porter



Westfield Road

Eastney Southsea PO4 9EP



- Front aspect lounge with bay window
- Feature fireplace in lounge plus period coved ceiling and rose
- Side aspect dining room with bay window
- Charcoal Grey high gloss southerly kitchen
- White three piece upstairs bathroom suite
- Two bedrooms
- Some period style features
- Gas central heating
- Double glazing
- Enclosed southerly facing rear garden
- Close to Bransbury Park and Eastney Road Shops
- Viewing Highly recommended

Independent Estate Agents

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A two bedroom two reception room mid terrace single bay and forecourt house having a mix of period and modern features with an upstairs bathroom and a southerly facing rear garden. An internal inspection is highly recommended.

ACCOMMODATION

ENTRANCE HALL via wood grain panel effect double glazed door with frosted double glazed fanlight over, oak wood grain laminate flooring throughout entrance hall, lounge and dining room, panel radiator, double glazed door to side storage area and rear garden, period style natural wood door to dining room, stairs rising to first floor with natural wood bannister, carved spindles, further panel radiator in under stairs area with cupboards housing gas and electric meters and fuses, period ceiling coving, plain plastered ceiling, smoke detector, archway opening onto lounge.

LOUNGE 11ft (3.37m) x 9ft 7 (2.92m) plus front aspect double glazed bay window with fitted bespoke window shutters, central chimney breast with period style cast iron fire surround with gas coal effect fire, panel radiator, period ceiling coving and decorative ceiling rose, plain plastered ceiling.

DINING ROOM 11ft 9 (3.60m) x 8ft 6 (2.58m) plus side aspect double glazed bay window with fitted bespoke window shutters, two panel radiators, archway leading through to kitchen.

KITCHEN 9ft 8 (2.94m) x 8ft 6 (2.60m) dual side and rear aspect room, to the side double glazed window with adjacent part panelled double glazed door leading to side storage area and rear garden, high gloss contemporary style Charcoal Grey kitchen units, granite effect work surfaces with matching upstand, inset stainless steel sink with chrome monobloc mixer tap over, range of storage cupboards and drawers under, eyelevel storage cupboards, integrated fridge/freezer, integrated dishwasher, integrated washing machine, pull out larder shelving, built-in electric oven with four ring gas hob with glass splashback and brushed steel contemporary cooker hood over, tiled flooring, wall mounted boiler and extractor fan, sloping ceiling.

FIRST FLOOR LANDING natural wood bannister, carved spindles, wood grain natural wood period panelled doors to all rooms, access to roof space.

BEDROOM 1 12ft 10 (3.92m) x 9ft 9 (2.98m) plus entrance recess, front aspect room via double glazed window, panel radiator.

BEDROOM 2 11ft 9 (3.59m) x 8ft 6 (2.59m) southerly rear aspect room via double glazed window overlooking rear gardens, panel radiator.

BATHROOM 5ft 9 (1.76m) x 6ft 2 (1.89m) southerly rear aspect frosted double glazed window, white three piece suite with panel enclosed bath with tiled surround, chrome bath/shower mixer, glazed screen and curtain rail and curtain, close coupled w.c with concealed cistern woodblock work surface over, ceramic wash hand basin with chrome monobloc mixer tap and pop-up waste, white high gloss storage cupboard with brushed steel furniture, tiled splashback, towel rail, wood grain effect flooring.

OUTSIDE to the front of the property there is a forecourt approach via retaining brick wall and gate, to the rear of the property there is an enclosed southerly facing flagstone paved patio and shingle garden approx' 20ft 8 (6.30m) x 13ft 5 (4.09m) outside tap, mature wisteria, further raised paved area with space for shed.

NB: AGENTS NOTES an internal inspection is highly recommended to appreciate size and layout of this two bedroom two reception room single bay and forecourt home that has been cared for by the current owners.

FREEHOLD - COUNCIL TAX – Portsmouth City Council – Band B - £1,614.24 (2024/2025)

PERMIT PARKING ZONE – MH - Annual Fees apply, for current rates see Portsmouth City Council link - <https://www.portsmouth.gov.uk/services/parking-roads-and-travel/parking/resident-parking-permits/>

BROADBAND/MOBILE SUPPLY CHECK – online at 'Ofcom checker' OR via the following link - <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

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

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REF: TK/SC/120724/4759



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

