

bushnell porter



Harold Road Southsea PO4 0LS



- Front aspect lounge area
- Open plan family kitchen and dining room
- Two first floor bedrooms one with ensuite shower room
- First floor family bathroom
- Two top floor bedrooms one with ensuite shower room
- Gas heating and double glazing
- Westerly facing enclosed rear garden
- Current operating as an Airbnb by the owner.
- Situated just north of Albert Road
- Viewing recommended

Independent Estate Agents

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A four bedroom extended house with open plan ground floor living with a westerly facing rear garden. The property is arranged over three floors with the benefit of two bedrooms having ensuite shower rooms. The property is situated just north of Albert Road.

ACCOMMODATION

ENTRANCE HALL via part panelled part frosted double glazed front door with frosted double glazed fanlight over, panelled radiator, eyelevel cupboard housing gas and electric meters and fuses, stairs rising to first floor, wood grain effect flooring throughout entrance hall and ground floor, mains powered smoke detector, panel effect door with chrome furniture leading through to lounge.

LOUNGE 12ft (3.65m) x 10ft (3.02m) front aspect room via double glazed window, panelled radiator, archway leading through to open plan kitchen/dining room.

OPEN PLAN KITCHEN/DINING ROOM 36ft 6 (11.13m) reducing to 26ft 7 (8.11m) x 14ft 4 (4.38m) reducing to 10ft 6 (3.20m) reducing to 8ft 3 (2.53m) open plan kitchen, family and dining area. **Family area** with feature vertical roll top radiator, panel effect door with chrome furniture to understairs storage cupboard, family area opening onto kitchen. **Kitchen** comprising shaker design panel effect units with chrome furniture with feature island unit, one and half bowl enamel inset sink unit with chrome monobloc swan neck mixer tap over set into wood grain effect island unit with storage cupboards and breakfast bar overhang, integrated dishwasher, further matching units with four ring gas hob, brushed steel cooker hood over, wood grain effect work surfaces with white bevel edge tiled splashback, eyelevel built-in electric oven and grill, integrated fridge/freezer, cupboard housing boiler, inset ceiling spotlights, rear aspect westerly facing double glazed window, kitchen area opening onto dining area with skylight window, panelled radiator, double glazed French doors opening out onto paved and artificially turfed westerly facing rear garden, inset ceiling spotlights.

FIRST FLOOR GALLERIED LANDING banister and spindles, panel effect doors with chrome furniture to all rooms, stairs rising to second floor, mains powered smoke detector.

BEDROOM 1 11ft (3.33m) x 9ft 4 (2.86m) reducing to 8ft 5 (2.56m) westerly facing rear aspect room via double glazed window, panelled radiator, television point.

FAMILY BATHROOM 8ft (2.44m) x 5ft 10 (1.79m) white three piece suite comprising tongue and groove panel enclosed bath with stone effect tiled surround, chrome bath/shower mixer, glazed screen, close coupled wc with concealed cistern, pedestal wash hand basin with chrome monobloc mixer tap and pop-up waste, stone effect tiling to all walls to dado level, chrome towel rail/radiator, ceramic stone effect floor tiles, inset ceiling spotlights, extractor fan, frosted rear aspect westerly facing double glazed window.

BEDROOM 2 15ft 2 (4.63m) x 9ft 10 (3.00m) easterly facing front aspect room via double glazed window, panelled radiator, television point, built-in wardrobe via panel effect door with chrome furniture, matching door to ensuite shower room.

ENSUITE SHOWER ROOM 8ft (2.44m) x 4ft (1.19m) three piece suite comprising walk-in shower cubicle with glazed sliding door/screen, three stone effect tiled walls, chrome shower mixer with separate handheld shower head and principle monsoon shower head over, pedestal wash hand basin with chrome monobloc mixer tap and pop-up waste, close coupled wc with concealed cistern, stone effect tiling to dado level to all walls, stone effect ceramic floor tiles, plain plastered ceiling with inset ceiling spotlights, extractor fan.

SECOND FLOOR LANDING mains powered smoke detector, panel effect doors with chrome furniture to all rooms.

BEDROOM 3 9ft 9 (2.98m) x 9ft (2.75m) panelled radiator, westerly facing rear aspect double glazed window.

BEDROOM 4 (PRINCIPLE BEDROOM) 13ft 3 (4.03m) reducing to 10ft 3 (3.13m) x 13ft 9 (4.20m) reducing to 8ft 9 (2.68m) part restrictive head height ceiling with easterly facing double glazed skylight windows, panelled radiator, inset ceiling spotlights, television point, panel effect door with chrome furniture leading through to ensuite shower room.

ENSUITE SHOWER ROOM 7ft 4 (2.25m) x 4ft (1.20m) westerly facing rear aspect room via frosted double glazed window, white three piece suite comprising walk-in shower cubicle with glazed door/screen, chrome shower mixer with stone effect tiling to three walls, pedestal wash hand basin with chrome monobloc mixer tap and pop-up waste, close coupled wc, chrome towel rail/radiator, stone effect tiling to all walls to dado level, ceramic stone effect tiled flooring, inset ceiling spotlight, extractor fan.

OUTSIDE to the rear of the property there is an enclosed westerly facing flagstone paved and artificially turfed rear garden approximately 25ft 7 (7.80m) x 15ft 8 (4.79m) plus side storage area, flagstone paved patio with brick edging and step up to artificially turfed main garden area.

NB: AGENTS NOTES the current owner is operating the property as an Airbnb.

PARKING PERMIT ZONE – MB - 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/>

COUNCIL TAX – Portsmouth City Council – Band /deleted 2018 (Current Banding awaited) – For more information on the future banding on this property please contact PCC - <https://www.portsmouth.gov.uk/services/council-tax/>

FREEHOLD

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>

SCAN QR CODE FOR DIRECT ACCESS TO ALL OUR PROPERTIES



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

