

bushnell porter



King Edwards Crescent Portsmouth PO2 8NQ



- Entrance hall
- Front aspect lounge
- Rear aspect dining room
- Kitchen
- Two bedrooms
- Upstairs bathroom
- Double glazing
- Rear garden
- Cul-de-sac location
- Requires extensive modernising and updating throughout

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

Registered in England and Wales No. 3184424 Registered Office: 10-14 Andover Road, Winchester, Hampshire, SO23 7BS

Other Offices in Hampshire



A two bedroom two reception room house requiring extensive modernisation and updating throughout.

ACCOMMODATION

ENTRANCE HALL via double glazed front door, doors to all rooms, radiator, eyelevel gas meter, stairs rising to first floor.

LOUNGE 15ft (4.57m) reducing to 14ft 4 (4.38m) x 10ft (3.05m) plus front aspect double glazed bay window (measurements approximate due to irregular shape of room), radiator, gas point.

DINING ROOM 11ft 6 (3.50m) x 10ft 2 (3.11m) rear aspect room via double glazed window (measurements approximate due to irregular shape of room), radiator, understairs storage cupboard.

KITCHEN 12ft 2 (3.71m) x 7ft 2 (2.20m) reducing to 7ft 1 (2.17m) (measurements approximate due to irregular shape of room), side aspect room via double glazed window, further rear aspect double glazed window, single bowl single drainer stainless steel inset sink unit with chrome taps, granite effect roll edge work surfaces with storage cupboards and drawers below, space for cooker, space for washing machine, space for freestanding fridge/freezer, wall mounted boiler, ceramic floor tiles, door to rear garden, panelled radiator.

FIRST FLOOR LANDING

BEDROOM 1 14ft 2 (4.33m) x 10ft (3.03m) (measurements approximate due to irregular shape of room), front aspect room via double glazed window, built-in storage cupboard, panelled radiator.

BEDROOM 2 11ft 8 (3.56m) x 8ft 10 (2.70m) reducing to 8ft 8 (2.65m) (measurements approximate due to irregular shape of room, front aspect room via double glazed window, built-in storage cupboard, panelled radiator.

BATHROOM 8ft 3 (2.52m) x 4ft 3 (1.29m) (measurements approximate due to irregular shape of room), three piece suite comprising panel enclosed bath with tiled surround, chrome bath taps, pedestal wash hand basin with chrome taps, close coupled wc, frosted rear aspect window, panelled radiator.

OUTSIDE to the rear of the property there is an enclosed garden.

NB: AGENTS NOTES the property requires extensive modernisation and updating throughout and is offered for sale with no forward chain.

PARKING PERMIT ZONE – FD 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/>

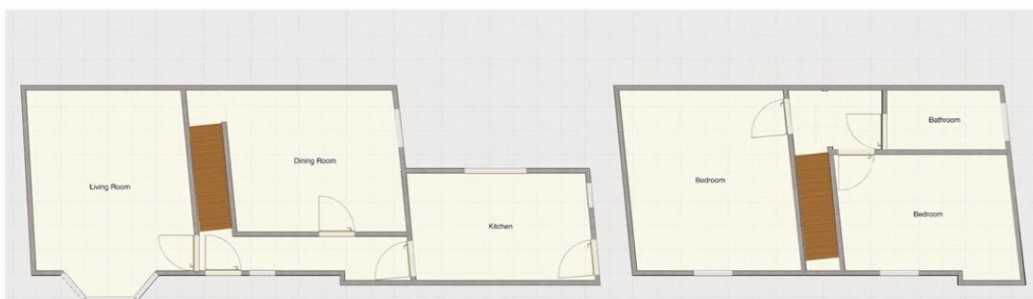
COUNCIL TAX – Portsmouth City Council – Band - B - £1,696.27(2025/2026)

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





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

PLEASE BE AWARE THAT UNDER THE NEW REGULATIONS ON MONEY LAUNDERING, WE NOW REQUIRE PROOF OF ID AND CURRENT ADDRESS BEFORE A SALE CAN BE AGREED AND SOLICITORS INSTRUCTED. We are obliged to inform you that we intend offering to prospective purchasers financial assistance, assurance, insurance and estate agency services together with any other special offers which may be available from time to time from which we may receive additional commission or introductory fees. The information in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. Any photographs used are reproduced for general information and it must not be inferred that any item is included for sale with the property. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property that is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyors report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale. All details, descriptions, measurements, photographs and anything produced by Bushnell Porter with regard to the marketing of the property remains their copyright at all times and must not be reproduced, copied or shared in any way shape or form.

These particulars are believed to be correct but their accuracy is not guaranteed, nor do they constitute an offer or contract.

REF: TK/SC/010425/4797



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

