

bushnell porter



St Vincent Road Southsea PO5 2QR



- Entrance lobby
- L-shaped lounge/dining room
- Inner hallway
- Cream cottage style panel effect kitchen
- Utility room and wc
- Two bedrooms
- White four piece upstairs bathroom suite (previously third bedroom)
- Double glazing
- Gas central heating
- Enclosed elevated courtyard garden
- South of Albert Road location
- Internal inspection highly recommended

Independent Estate Agents

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A two previously three bedroom mid terrace cottage style house situated south of Albert Road.

ACCOMMODATION

ENTRANCE LOBBY via part panelled part frosted double glazed front door with frosted double glazed fanlight over, single panelled radiator, period panelled door to lounge/dining room, frosted glazed door leading through to lounge/dining room, high level electric meters and fuses, plain plastered ceiling, brushed steel effect power and light fittings.

LOUNGE/DINING ROOM 21ft 4 (6.52m) reducing to 9ft 6 (2.91m) x 12ft 5 (3.80m) reducing to 9ft 6 (2.89m) front to rear aspect L-shaped room via double glazed tilt and turn windows, two panelled radiators, brushed steel effect power and light fittings, two wall light points, coved and plain plastered ceiling, frosted single glazed door leading through to inner entrance hall.

INNER ENTRANCE HALL with stairs rising to first floor with natural wood banister, period style panelled door leading through to kitchen.

KITCHEN 14ft (4.28m) x 7ft 3 (2.22m) side aspect room via double glazed window, adjacent part panelled part frosted double glazed door leading through to rear garden, recessed understairs storage area, panelled radiator, wall light point, main kitchen area with cream panel effect cottage style units with pewter effect furniture, enamel inset sink unit with chrome monobloc swan neck mixer tap over, wood block work surfaces with white bevel edge tiled splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards, space for freestanding fridge/freezer, space for cooker with cooker hood over, wall mounted boiler, plain plastered ceiling with inset ceiling spotlights, period style panelled door leading through to rear utility/wc.

UTILITY/WC 7ft 3 (2.22m) x 7ft 1 (2.17m) room incorporates separate wc, recess with space for washing machine and condensing tumble dryer, panelled radiator, side aspect double glazed window, plain plastered sloping ceiling, sliding panel effect door leading to wc, wc with close coupled suite, white corner wall mounted wash hand basin with chrome monobloc mixer tap and tiled splashback, vinyl flooring throughout, frosted rear aspect double glazed window, plain plastered sloping ceiling.

FIRST FLOOR LANDING via return staircase, side aspect double glazed window, banister with carved spindles and newel post, panelled radiator, period style panelled doors to all rooms, access to roof space via pull-down ladder, plain plastered ceiling.

BEDROOM 1 12ft 5 (3.79m) x 10ft 5 (3.19m) front aspect room via double glazed window, panelled radiator, coved and plain plastered ceiling.

BEDROOM 2 10ft 5 (3.17m) x 9ft 6 (2.90m) rear aspect room via double glazed window, panelled radiator, coved and plain plastered ceiling.

BATHROOM (previously bedroom 3) 10ft 8 (3.25m) x 7ft 2 (2.18m) white four piece suite comprising deep panel enclosed bath with feature chrome waterfall bath mixer with separate hand held shower head, flecked splashback continuing to all walls to dado level, close coupled wc, rectangular ceramic wash hand basin with chrome monobloc waterfall mixer tap with high gloss storage drawer with brushed steel effect furniture below, shower cubicle with two splashback walls, glazed door/screen, chrome thermostatically controlled shower mixer with separate hand held shower head, principle sunflower shower head over, wood grain effect flooring, coved and plain plastered ceiling with inset ceiling spotlights, two extractor fans.

OUTSIDE to the rear of the property there is an enclosed elevated paved courtyard garden approximately 18ft 3 (5.57m) x 13ft 3 (4.05m) the lower part of the garden area there is a side storage area with coloured stone edging, outside tap, paved steps rising to elevated patio garden.

NB: AGENTS NOTES an internal inspection is highly recommended to appreciate the style, finish and size of this two (previously three bedroom) mid terrace house that is situated south of Albert Road.

PARKING PERMIT ZONE - MD- 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

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SCAN QR CODE FOR DIRECT ACCESS TO ALL OUR PROPERTIES



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	65 D	
39-54	E		
21-38	F		
1-20	G		

