

bushnell porter



Chelsea Road Southsea PO5 1NJ



- Entrance hall with tiled flooring
- Lounge with bay window and log burning stove
- Dining room with period style fireplace
- Open plan kitchen/family room
- Utility room, ground floor wc
- Three bedrooms
- Four piece family bathroom suite
- Paved and lawned good sized rear garden
- Off road parking
- Gas central heating and double glazing
- Mix of modern and period features
- Central Southsea location



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An imposing three bedroom period house situated in Central Southsea with a good mix of modern and period features with the added advantage of a good sized rear garden with off road parking that is accessed via Goodwood Road. An internal inspection is highly recommended.

ACCOMMODATION

ENTRANCE HALL via part panelled part frosted leadlight coloured glazed front door, period style tiled flooring with under floor heating, period skirting boards, dado rail, decorative plaster arch and ceiling coving, period panelled door to lounge and dining room, part panelled part natural wood frame glazed door to kitchen/family room, cupboard housing electric meters and fuses, panelled radiator, stairs rising to first floor with natural wood banister, spindles and newel post, understairs storage cupboard via panelled doors.

GROUND FLOOR WC white two piece suite comprising period style close coupled wc, wall mounted wash hand basin with chrome taps, tiled flooring, panelled radiator, dado rail, tongue and groove panelling below dado rail, extractor fan.

LOUNGE 13ft 6 (4.13m) x 12ft 3 (3.75m) plus westerly facing front aspect double glazed bay window with period style double glazed sash windows, built-in window shutters, central chimney breast with period cast iron mantle and decorative surround, brick back behind log burning stove, gas point, tiled hearth, adjacent pair of built-in storage cupboards via panel effect doors with book shelves over, telephone point, panelled radiator to bay window, period skirting boards, picture rail, coving and decorative ceiling rose, three wall light points, archway leading through to dining room.

DINING ROOM 13ft 4 (4.06m) x 9ft 9 (2.97m) central chimney breast with period cast iron mantle and decorative surround, display recess, feature roll top period style radiator, period skirting boards, picture rail, coving and ceiling rose, wall light point, wood grain flooring throughout dining room leading through into lounge.

KITCHEN/FAMILY ROOM 22'3 (6.78m) reducing to 18'2 (5.53m) x 18ft 7 (5.66m) reducing to 16ft 6 (5.03m) reducing to 7ft 1 (2.17m) (measurements approximate due to irregular shape of room), L-shaped room with feature custom made solid wood bi-fold doors opening out onto block paved and lawned enclosed rear garden, further custom made double glazed lantern with electric opening window, feature exposed brick wall, mushroom coloured panel effect shaker design kitchen units with brass furniture, feature centre island unit. Island unit with enamel double 'Belfast' sink set into solid wood block work surface, brass effect mixer tap over, range of storage cupboards below and shelving, integrated day fridge and dishwasher, breakfast bar overhang, further wood block work surfaces with matching splashback with range of storage cupboards and drawers under, adjacent matching storage cupboards, double larder cupboard one with pull-out drawers and larder shelf units, space for range cooker with integrated cooker hood over set into original chimney breast with floating wooden eyelevel mantle, space for freestanding fridge/freezer, oak herringbone design solid wood flooring, inset ceiling spotlights, glazed door leading through to utility room, feature vertical roll top radiator, under floor heating.

UTILITY ROOM 8ft 5 (2.58m) x 5ft 2 (1.57m) reducing to 3ft 6 (1.08m) (measurements approximate due to irregular shape of room), side aspect room via part panelled part double glazed door leading to rear garden with adjacent double glazed period style sash window, solid wood work surface with matching splashback, integrated washing machine and tumble dryer, flagstone tiled flooring, panelled radiator, inset ceiling spotlights.

FIRST FLOOR GALLERIED LANDING with natural wood banister, spindles and carved newel post, split level with period style panelled doors to all rooms, access to roof space via pull-down ladder, period skirting boards, dado rail, ceiling coving, panelled radiator with storage shelves above, frosted borrowed light from bathroom.

BEDROOM 1 15ft 9 (4.81m) reducing to 14ft 6 (4.43m) x 13ft 7 (4.15m) plus westerly facing front aspect double glazed bay window with period style sashes and built-in window shutters, central chimney breast with slate mantle and surround, decorative cast iron surround with cast iron grate and tiled inserts, tiled hearth, adjacent period built-in double wardrobe via panelled doors with double blanket cupboards over, panelled radiator to bay window, period skirting boards, dado rail, picture rail and ceiling coving.

BEDROOM 2 13ft 4 (4.08m) x 9ft 9 (2.98m) reducing to 8ft 6 (2.60m) easterly facing rear aspect room via double glazed period style sash window overlooking rear gardens, central chimney breast with slate mantle and surround, decorative cast iron back, adjacent period built-in double wardrobe via panelled doors, double blanket cupboards over and matching doors, period double height skirting boards, dado rail, picture rail, ceiling coving.

BEDROOM 3 10ft 1 (3.07m) x 8ft 1 (2.46m) easterly facing rear aspect room via double glazed period style sash window overlooking easterly facing rear garden and parking area, panelled radiator, period style double height skirting boards, picture rail, feature panelling to one wall, inset ceiling spotlights, ceiling coving.

FAMILY BATHROOM 13ft 3 (4.04m) reducing to 6ft 3 (1.91m) x 6ft 4 (1.95m) reducing to 4ft 1 (1.26m) (measurement approximate due to irregular shape of room), four piece period style family bathroom suite with standalone roll top bath and claw bath with central chrome bath/shower mixer, ceramic wash hand basin with chrome monobloc mixer tap and pop-up waste, white panel effect doors below, close coupled wc, walk-in shower cubicle with three bevel edged tiled walls, glazed door/screen, chrome shower mixer with separate hand held shower head, principle sunflower shower head over, mosaic tiled flooring to shower, wood grain effect herringbone tiled flooring main bathroom area, two frosted side aspect double glazed windows one period style sash window, dado rail with tongue and groove panelling below, feature roll top radiator incorporating chrome towel rail, under floor heating, ceiling coving.

OUTSIDE to the front of the property there is a deep forecourt approach with shingle area with mature trees and shrubs including Olive tree, retaining brick wall, wrought iron gate, courtesy recess with light, period tiling to pathway. To the rear of the property there is an enclosed private split level brick block paved and lawned easterly facing rear garden, block paved patio area with outside courtesy light, power points, steps rising to block paved meandering pathway with adjacent lawned garden area, corner storage shed/summer house, raised flower borders with mature flowers and shrubs, further raised decked area with steps leading down to gravel off road parking area via remote control roller garage door leading out onto Goodwood Road, parking area for approximately 2 cars is approximately 22ft 9 (6.94m) reducing to 8ft 7 (2.62m) x 25ft 3 (7.71m) reducing to 9ft 4 (2.85m), raised flower borders with mature flowers and shrubs.

NB: AGENTS NOTES an internal inspection is highly recommended to appreciate this rarely available east/west orientation period style double bay and forecourt family home that is situated in the centre of Southsea which has the added benefit of an open plan family/kitchen room, good sized split level easterly facing rear garden and allocated off road parking.

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 D - £2,180.92 (2025/2026)

FREEHOLD

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

