



Herbert Road

Southsea PO4 0QA



- **Entrance hall**
- **Front aspect lounge**
- **Rear aspect dining room**
- **Side aspect breakfast room**
- **Ground floor wc**
- **Wood grain panel effect shaker design kitchen**
- **Five bedrooms**
- **Family bathroom**
- **Shower room**
- **Separate first floor wc**
- **Gas central heating and double glazing**
- **Enclosed rear garden**



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Established
1991



A five bedroom double bay and forecourt house with three reception rooms and split level accommodation throughout situated south of Albert Road and close to Wimbledon Park and Southsea Seafront.

ACCOMMODATION

ENTRANCE HALL via part panelled part frosted double glazed front door with frosted double glazed fanlight over, wood grain effect flooring throughout entrance hall, lounge/dining room and breakfast room, stairs rising to first floor with banister, carved spindles and newel post, understairs cloaks area, understairs storage cupboard with natural wood panelled door, natural wood panelled doors to all rooms, period plaster arch, period skirting boards, dado rail and ceiling coving.

LOUNGE 11ft 4 (3.47m) x 11ft 6 (3.50m) plus front aspect double glazed bay window, central chimney breast with decorative cast iron mantle and surround, decorative tiled insert, cast iron grate and tiled hearth, panelled radiator, three wall light points, period skirting boards, ceiling coving and decorative ceiling rose, lounge opening out onto dining room via original aperture for panelled doors.

DINING ROOM 11ft 4 (3.45m) x 9ft 5 (2.89m) rear aspect room via double glazed French doors opening out onto rear garden, panelled radiator, three wall light points, period skirting boards, coving and decorative ceiling rose.

GROUND FLOOR WC close coupled wc, wall mounted wash hand basin with tiled splashback, frosted side aspect double glazed window.

BREAKFAST ROOM 14ft 4 (4.38m) x 9ft 10 (3.30m) plus side aspect double glazed bay window approximately 7ft 1 (2.16m) x 2ft 2 (0.67m) double glazed bay window, panelled radiator, central chimney breast with wooden mantle and surround, cast iron back and grate, tiled hearth, adjacent storage shelves, inset ceiling spotlights, natural wood panelled door leading through to kitchen.

KITCHEN 11ft 2 (3.41m) x 9ft 9 (2.97m) dual side and rear aspect room, to the side double glazed window with adjacent part panelled part double glazed door leading to rear garden, further rear aspect double glazed picture window overlooking lawned rear garden, kitchen comprising wood grain panel effect shaker design units with brushed steel effect furniture, one and half bowl inset sink unit with chrome monobloc mixer tap over, granite effect roll edge work surfaces with tiled splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards, built-in electric oven with four ring gas hob and integrated cooker hood over, space for washing machine, space for dishwasher, space for freestanding fridge/freezer, inset ceiling spotlights.

FIRST MEZZANINE LEVEL stairs rising to first floor with banister, carved spindles and newel post, natural wood period style panelled doors to all rooms, panelled radiator.

SEPARATE WC comprising close coupled suite, frosted side aspect double glazed window, wood grain effect flooring.

BATHROOM 6ft 9 (2.06m) x 7ft 6 (2.30m) side aspect room via frosted double glazed window, tongue and groove panel enclosed bath with chrome bath/mixer, stone effect tiled surround with decorative mosaic tiles, corner shower cubicle with two splashback walls plus glazed door/screen, chrome shower mixer, ceramic wash hand basin with chrome monobloc mixer tap and splashback, white high gloss storage cupboard below with chrome furniture, chrome towel rail/radiator, inset ceiling spotlights.

STORAGE ROOM 6ft 10 (2.08m) reducing to 3ft 1 (0.95m) x 6ft (1.80m) reducing to 4ft 8 (1.42m) side aspect room via double glazed window, wall mounted boiler.

BEDROOM 1 11ft 2 (3.40m) x 9ft 9 (2.98m) rear aspect room via double glazed window overlooking rear gardens, panelled radiator, central chimney breast with period cast iron decorative surround.

FIRST FLOOR LANDING double glazed skylight window, stairs rising to second mezzanine level with banister, carved spindles and newel post, period style natural panelled doors to all rooms.

BEDROOM 2 11ft 4 (3.45m) x 9ft 5 (2.87m) rear aspect room via double glazed window, central chimney breast with period cast iron decorative fire surround, tiled hearth, adjacent period built-in wardrobe via panelled door, storage drawer below, panelled radiator.

BEDROOM 3 (PRINCIPLE BEDROOM) 13ft 9 (4.19m) x 11ft 5 (3.48m) plus front aspect double glazed bay window, his and hers built-in wardrobes either side of central chimney breast via wooden panel effect doors with blanket cupboards over, central chimney breast with period decorative cast iron surround, decorative tiled inserts, tiled hearth, panelled radiator.

SECOND MEZZANINE LEVEL access to roof space, natural wood period style panelled doors to all rooms.

BEDROOM 4 9ft 2 (2.80m) x 6ft 10 (2.08m) side aspect room via double glazed window, panelled radiator, plain plastered part sloping ceiling.

SHOWER ROOM 7ft 8 (2.34m) reducing to 6ft 6 (1.98m) x 6ft 10 (2.08m) corner shower cubicle with two tiled walls, glazed door/screen, electric shower mixer, close coupled wc, pedestal wash hand basin with chrome taps and tiled splashback, plain plastered part sloping ceiling, extractor fan.

BEDROOM 5 11ft 1 (3.40m) x 9ft 9 (2.98m) rear aspect room via double glazed window overlooking rear gardens, panelled radiator, plain plastered part sloping ceiling.

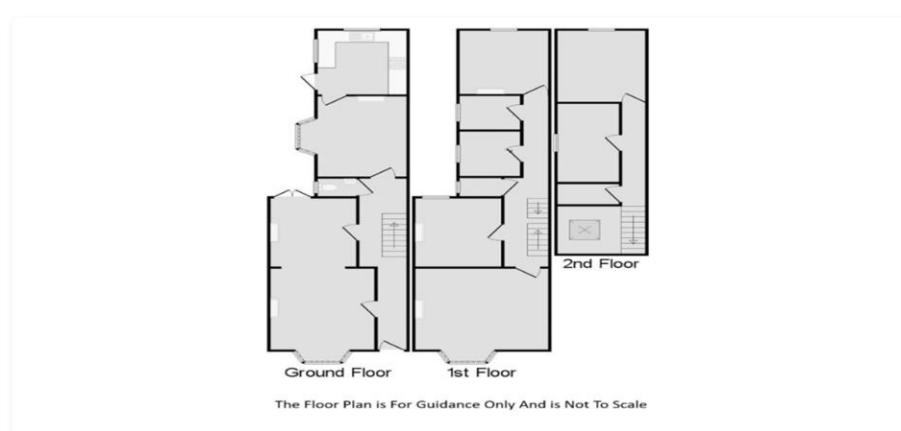
OUTSIDE to the front of the property there is a forecourt approach with period effect tiled pathway, flower borders with mature flowers and shrubs, outside courtesy light. To the rear of the property there is an enclosed part flagstone part lawned rear garden approximately 32ft 2 (9.80m) x 15ft 7 (4.77m) side storage area, outside tap, flower borders with mature flowers and shrubs (garden measurements taken to rear storage shed). Rear storage shed via panelled door, single glazed windows, wooden gate.

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)

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