

bushnell porter



Beach Road Southsea PO5 2JH



- Period entrance hall
- Through lounge/dining room with open fire
- L-shaped kitchen/breakfast room
- Utility area
- Ground floor WC
- Three piece family bathroom suite plus separate WC
- Four bedrooms
- Gas central heating and Double glazing
- Courtyard rear garden
- Off road parking
- Period features throughout
- Close to Southsea Seafront



Independent Estate Agents

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Other Offices in Hampshire



A four bedroom three storey period house situated close to Southsea Seafront with the benefit of off road parking.

ACCOMMODATION

PERIOD ENTRANCE HALL via part panelled part frosted double glazed front door with frosted double glazed fanlight over, stairs rising to all floors with banister, spindles and newel post, exposed natural wood floorboards, period skirting boards, decorative plaster arch, ceiling coving and ceiling rose, period panelled doors to all rooms, understairs storage cupboard housing electric meter and fuses.

LOUNGE/DINING ROOM 27ft 6 (8.38m) reducing to 13ft 6 (4.13m) x 11ft 10 (3.63m) reducing to 9ft 3 (2.82m) front aspect room via double glazed window, rear aspect doorframe leading through to kitchen/breakfast room, two chimney breasts with decorative period fire places with cast iron grate, tiled hearth (we are advised by the vendor one of the fireplaces is open), both fireplaces have wooden mantle and surround. **Main lounge area** adjacent built-in storage cupboards via panelled doors, further built-in book shelf, panelled radiator, wall light point. **Dining area** with further panelled radiator, built-in storage cupboards via panelled doors, period skirting boards, dado rail, picture rail, coving and decorative ceiling roses in both areas, further wall light point, door frame leading through to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM 21ft 8 (6.62m) reducing to 10ft 9 (3.28m) x 15ft 7 (4.77m) reducing to 8ft 3 (2.53m) side and rear aspect room, to the side double glazed window, to the rear double glazed door with adjacent double glazed windows leading to rear L-shaped courtyard garden. **Breakfast area** with panelled radiator, sloping ceiling with inset ceiling spotlights, two double glazed skylight windows, wood grain effect flooring throughout kitchen/breakfast room. **Kitchen area** kitchen comprising of grey units, single bowl single drainer stainless steel inset sink unit with chrome monobloc mixer tap over, marble effect work surfaces with tiled splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards with under and over pelmet, integrated dishwasher, space for range cooker with glass splashback, cooker hood over, space for American style fridge/freezer, further built-in larder cupboards, cupboard housing boiler, plain plastered ceiling with inset ceiling spotlights, further panelled radiator.

UTILITY AREA 4ft 10 (1.49m) x 5ft 6 (1.69m) rear aspect via part panelled part double glazed door with adjacent double glazed window, marble effect work surfaces with space for washing machine and tumble dryer below with tiled splashback, wood grain effect flooring matching kitchen/breakfast area, plain plastered ceiling with inset ceiling spotlight, panelled door leading through to ground floor wc.

GROUND FLOOR WC white two piece suite comprising close coupled wc, rectangular wash hand basin with chrome monobloc mixer tap and pop-up waste, white high gloss storage below, frosted side aspect double glazed window, wood grain effect flooring, plain plastered ceiling with inset ceiling spotlights.

FIRST MEZZANINE LEVEL stairs rising to first floor with banister, spindles and carved newel post, wall light point, period decorative plaster arch, ceiling coving, stairs rising to first floor, period panelled doors to separate wc and family bathroom.

SEPARATE WC comprising close coupled suite, frosted side aspect double glazed window, chrome towel rail/radiator, exposed painted floorboards, dado rail.

FAMILY BATHROOM 8ft 7 (2.62m) reducing to 7ft 7 (2.33m) x 8ft 9 (2.67m) rear aspect room via frosted double glazed window, three piece suite comprising corner shower cubicle with two tiled walls, glazed door/screen, chrome shower mixer, panel enclosed bath with stone effect tiled surround, chrome bath/shower mixer, pedestal wash hand basin with chrome monobloc mixer tap and pop-up waste, panelled radiator, vinyl flooring, plain plastered ceiling with inset ceiling spotlights, period cast iron fireplace.

FIRST FLOOR LANDING stairs rising to second floor with banister, spindles and carved newel post, period ceiling coving and decorative ceiling rose, period panelled doors to bedroom one and bedroom two.

BEDROOM 1 15ft 7 (4.76m) x 13ft 1 (4.00m) front aspect room via double glazed window, central chimney breast with period marble mantle and surround, period cast iron grate and slate hearth, panelled radiator, period skirting boards, decorative ceiling coving.

BEDROOM 2 13ft 7 (4.14m) x 10ft 3 (3.13m) rear aspect room via double glazed window overlooking rear gardens, panelled radiator, central chimney breast with marble mantle and surround, period cast iron grate, slate hearth, period skirting boards, decorative ceiling coving and ceiling rose.

SECOND FLOOR LANDING via half landing, storage cupboards and louvered doors, banister, spindles and carved newel post, sloping plain plastered ceiling with double glazed rear aspect skylight window, wall light point, period skirting boards, dado rail and decorative ceiling coving, access to roof space, period panelled doors to bedroom three and bedroom four.

BEDROOM 3 15ft 7 (4.75m) reducing to 14ft 5 (4.39m) x 10ft 8 (3.26m) front aspect room via double glazed dormer window overlooking roof tops, chimney breast with wooden mantle, stone effect surround, cast iron grate, natural wood exposed floorboards, panelled radiator.

BEDROOM 4 10ft 4 (3.16m) x 10ft 8 (3.26m) rear aspect room via double glazed dormer window overlooking roof tops, chimney breast with wooden mantle and surround, cast iron grate, panelled radiator.

OUTSIDE to the front of the property there is forecourt approach with off road parking area for two cars, to the rear of the property there is a shingled courtyard rear garden with flowers and shrubs.

PARKING PERMIT ZONE - KC- 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 - £2,291.71 (2026/2027)

FREEHOLD

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SPACE FOR EPC (required)

