



**Nesbits**

Established 1921

51 Somerset Road, Southsea, PO5 2NL

Price **£369,500**

## 51 Somerset Road, Southsea, PO5 2NL

Exceptionally convenient TOWN CENTRE location just a SHORT WALK FROM THE SEAFRONT for this well-appointed, modern FOUR BEDROOM END-TERRACE TOWN HOUSE benefitting from a large integral garage, sun balcony, side access, gas central heating, and UPVC replacement double-glazing. Somerset Road runs between Burgoyne Road and Florence Road, No. 51 being on the north side, adjacent The Strand Roundabout, just south of Clarendon Road. Moments only from The Seafront, and less than half a mile from Southsea Town Centre (Palmerston Road Shopping Precinct), this sought-after position places a wide range of public amenities within comfortable reach, including: local shops and eateries, recreation facilities, main-line stations, various schools, and the many attractions of historic Old Portsmouth. Part of a short terrace of six, built in the mid 1970s, No. 51 itself has brick elevations under a flat roof, the facade incorporating a large integral garage, sun balcony, and enclosed porch. To the rear is a fenced patio garden, whilst a useful store/workshop also provides side pedestrian access.



Available now to the open market with the further asset of NO ONWARD CHAIN, full particulars of this appealing family home are given as follows and early inspection is recommended:

### **ENCLOSED PORCH**

UPVC and double-glazed inner door to:

### **ENTRANCE HALL**

Coved ceiling. Door to Inner Hall. Door to:

### **LARGE INTEGRAL GARAGE**

18'5 x 10'7 (5.61m x 3.23m)

Up-and-over door. Oval inset handbasin with cupboard under. Plumbing for washing machine.

### **INNER HALL**

Staircase to upper floors. Single panel radiator.

### **SHOWER ROOM & W.C.**

Tiled shower cubicle, pedestal handbasin, low flush w.c. Contemporary vertical towel rail/radiator. Part-tiled walls. Extractor.

### **BEDROOM FOUR**

14'9 x 9'0 (4.50m x 2.74m)

Artex ceiling. Fitted wardrobe. Single panel radiator. Tall, UPVC and part-obscure double-glazed windows to rear elevation, one incorporating door to





rear garden, both fitted with wrought-metal security grill.

## FIRST FLOOR

### OPEN-PLAN LANDING

Through to:

### LIVING ROOM

18'4 x 15'3 (5.59m x 4.65m)

Coved ceiling. Open-tread staircase to Top Floor. Two double panel radiators. Full-width UPVC and double-glazed front elevation incorporating sliding patio door to SUN BALCONY having railed balustrade and tiled floor. Leading through to:

### KITCHEN/DINING ROOM

16'8 x 11'6 (5.08m x 3.51m)

Dual-aspect Dining Area: coved ceiling. Square bay window to side elevation



having UPVC replacement double-glazing; similar window to rear elevation. Double panel radiator. Cupboard housing "Worcester" gas fired boiler. Kitchen Area: fitted and equipped with base and wall cupboards, work surfaces with tiled surround, 1½ bowl single drainer acrylic inset sink with mixer tap, electric double oven, 4-ring ceramic hob with integrated extractor canopy, dishwasher, and refrigerator. Coved, textured Artex ceiling.

## TOP (SECOND) FLOOR

### LANDING

Coved, textured Artex ceiling. Built-in airing/linen cupboard with water tanks and slatted shelves. Single panel radiator.



## BATHROOM & W.C.

8'6 x 6'0 (2.59m x 1.83m)

Contemporary white suite comprising: panelled bath with mixer tap and shower attachment, pedestal handbasin with mixer tap, and low flush w.c. Double panel radiator. Laundry box. Part-tiled walls. High-level UPVC and obscure double-glazed window.

### BEDROOM ONE

15'3 x 11'8 (4.65m x 3.56m)

Coved, textured Artex ceiling. Range of fitted wardrobes, drawers and display niches. Single panel radiator. UPVC replacement double-glazed window to front elevation.

### BEDROOM TWO

11'9 x 7'1 (3.58m x 2.16m)

Coved, Artex ceiling. UPVC replacement



double-glazed window to rear elevation. Built-in wardrobe, fitted wardrobe. Single panel radiator.

### BEDROOM THREE

8'11 x 7'10 (2.72m x 2.39m)

Coved, Artex ceiling. UPVC replacement double-glazed window to rear elevation. Single panel radiator.

### OUTSIDE

FRONT: Open-plan forecourt with access to Integral Garage.

REAR: Width: 21'9 (6.63m) Depth: 16'11 (5.16m) Enclosed patio garden, laid to lawn with fenced surround and raised, planted bed. Access to covered sideway, as useful WORK/STORAGE AREA, with door to front of property.

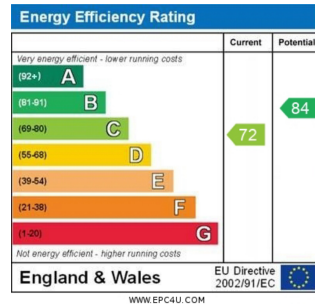
### EPC 'C'

### COUNCIL TAX

Band 'D' - £2,291.71 per annum (2026-27).

### VIEWING

By appointment with SOLE AGENTS, D. M. NESBIT & CO. (18012/053393)







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