Nesbits

Established 1921

68 Gains Road, Southsea, PO4 0PL

Price £550,000

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Popular location for this spacious and well-appointed FIVE BEDROOM CHARACTER FAMILY HOUSE benefitting from a south-facing garden, basement games room, gas central heating, UPVC replacement double-glazing and a luxurious kitchen/dining room. Tree-lined Gains Road runs between Waverley Road and St Ronans Road, No. 68 being on the south side a short distance from the junction with Welch Road. This sought-after residential address is some half a mile from The Seafront, a similar distance from Southsea Town Centre (Palmerston Road Shopping Precinct) and within comfortable reach of a wide range of public amenities, including: leisure and recreation facilities, local shops and eateries, bus services, main-line station (Fratton) and various schools. This substantial and attractive late-Victorian inner-terrace property has brick and rendered elevations under a modern tiled roof, its facade incorporating double splay bay window. To the front is a shallow forecourt and to the rear an irregular shaped, walled garden extending to some 44ft overall and enjoying a sunny outlook.

In our client's hands since 2003, and available now to the open market with the further asset of NO ONWARD CHAIN, full particulars of this appealing opportunity are given as follows and early enquiry is urged:

Panelled front door, with period stained-glass, lead-light fanlight to:

ENTRANCE HALL

18'7 x 6'7 (5.66m x 2.01m)

Coved ceiling. Facing staircase to upper floors having turned-wood balustrade and newel posts together with access under to Basement. Period stained-glass lead-light window to front elevation. Exposed floorboards. Single panel radiator. Built-in cloaks and storage cupboard.

LIVING ROOM

17'11 x 14'0 (5.46m x 4.27m)

Coved ceiling with period rose. Splay bay window to front elevation having UPVC replacement sash-style double-glazing. Exposed floorboards. Period-style fireplace, the cast-iron grate having inset decorative tiles, the chimney breast having flanking fitted book/display shelves with storage below. Fitted storage drawers to bay. Double panel radiator. Pair of part-glazed dividing doors to:

KITCHEN/DINING ROOM

20'9 x 15'9 (6.32m x 4.80m)

Plus 13'6 x 7'9 (4.11m x 2.36m)

Dining Area

Coved ceiling with period rose. Pair of UPVC and double-glazed French doors to rear garden.

Kitchen/Breakfast Room
Fitted and equipped with: an extensive range of base and wall cupboards, breakfast island, work surfaces with tiled surround, 1½ bowl stainless steel inset sink with mixer tap, refrigerator, freezer, triple fan-assisted electric ovens, 5-ring ceramic hob with extractor canopy, dishwasher. UPVC replacement double-glazed window to side elevation; similar door to rear garden. Door to:

SHOWER ROOM & W.C.
Contemporary white suite comprising: low flush w.c. with concealed cistern, pedestal handbasin with mixer tap, tiled shower cubicle with 'Bristan' mixer. Vertical radiator/towel rail. Tiled walls. Two UPVC replacement obscure double-glazed windows. Two recessed ceiling spotlights.

REAR FIRST HALF LANDING

LARGE BATHROOM/SHOWER ROOM & W.C.
12'2 x 8'1 (3.71m x 2.46m)
White period-style suite comprising: high flush suite, pedestal handbasin, tiled "rainforest" shower cubicle, and roll-top bath on claw-and-ball feet. Contemporary vertical radiator/towel rail. UPVC replacement obscure double-glazed window to rear elevation. Six recessed ceiling spotlights. Door to:

UTILITY/LAUNDRY ROOM
15'11 x 7'9 (4.85m x 2.36m)
A dual-aspect room having UPVC replacement double-glazed windows to the side and rear. Single drainer stainless steel sink unit with cupboard under. Plumbing for washing machine, space for tumble dryer. Full-height fitted linen and storage cupboard. Full-height cupboard housing hot water tank together with 'Worcester' gas fired central heating boiler.

MAIN FIRST FLOOR

LANDING
Double panel radiator.

BEDROOM ONE
18'2 x 12'1 (5.54m x 3.68m)
Coved ceiling. Splay bay window to front elevation having UPVC replacement sash-style double-glazing. Feature veined-marble period fireplace, the cast-iron grate having inset decorative tiles. Single panel radiator.

BEDROOM TWO
16'0 x 10'10 (4.88m x 3.30m)
Coved ceiling. Pedestal handbasin. Single panel radiator. UPVC replacement double-glazed window to rear elevation.

BEDROOM FIVE
8'5 x 8'4 (2.57m x 2.54m)
Exposed floorboards. UPVC replacement sash-style double-glazed window to front elevation. Single panel radiator.

UPPER REAR HALF LANDING

BEDROOM THREE
12'6 x 8'4 (3.81m x 2.54m)
UPVC replacement double-glazed window to rear elevation. Single panel radiator. Pedestal

handbasin. Cast-iron period fireplace. Built-in shelved storage cupboard.

TOP (2nd) FLOOR

LANDING
Access to Loft Space.

BEDROOM FOUR
14'5 x 11'10 (4.39m x 3.61m)
'Velux' roof window to front and rear slopes. Access to eaves storage. Single panel radiator.

BASEMENT

HALLWAY

STORE ROOM
6'8 x 6'7 (2.03m x 2.01m)
Gas and electricity meters, circuit breakers. Louvre window to forecourt well.

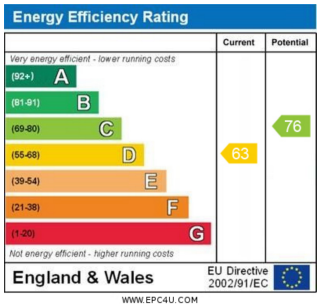
GAMES ROOM
17'11 x 10'4 (5.46m x 3.15m)
Small UPVC double-glazed window to forecourt well. Double panel radiator.

OUTSIDE
FRONT: Shallow, walled forecourt.
REAR: Although of irregular shape, the southerly rear garden extends to a generous 44' (13.41m) overall, and has an average width of 18'6 (5.64m). It is laid to paving with a walled and fenced surround.

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

EPC
Energy Rating 'D' (Floor Area 183 sq m approx).

VIEWING
By appointment with SOLE AGENTS,
D. M. NESBIT & CO.
(18098/060419)



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