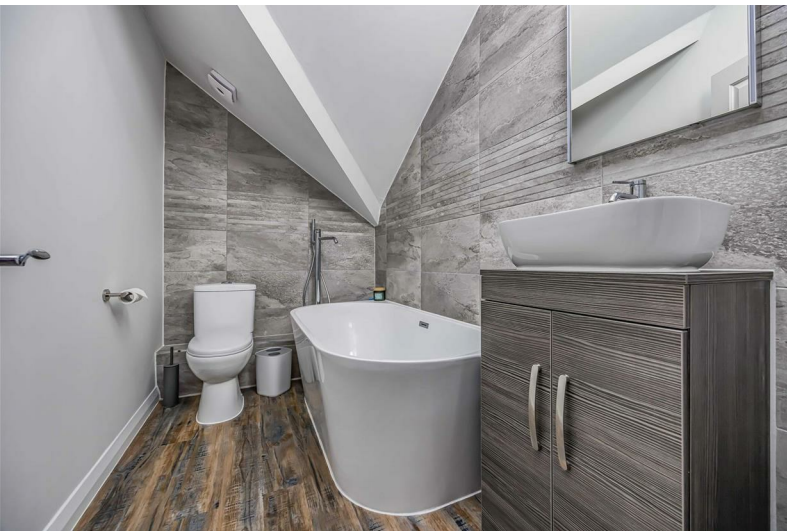




## 54 Auckland Road East

Southsea, PO5 2HD

Offers in the region of £435,000



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Southsea, PO5 2HD

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## Welcome to the Coach House...

**OFFERED WITH NO FORWARD CHAIN & OFFERS ARE INVITED !!!**  
Positioned in a very desirable area of Southsea, this exceptional and distinctive three bedroom detached coach house poses a one of a kind opportunity to acquire a unique character property with generous and flexible living space. Well maintained and thoughtfully arranged, this stand alone property combines modern interiors and practical features.

The accommodation begins with a welcoming entrance hall that leads into the main living areas of the home. A particularly impressive feature is the spacious living room providing a comfortable and airy environment for both everyday living and entertaining. Well sized, offering space for multiple sofas, a dining table and other furnishings, with French doors that open directly onto the internal courtyard area.

The modern fitted kitchen is well equipped with a range of wall and floor mounted units, an integrated oven with hob and extractor fan, dishwasher, and ample work top space. From here, an open way leads through to a separate dining room that also serves as a conservatory style space, providing a versatile setting for family meals, entertaining, or simply relaxing. French doors from this room also lead out to the covered courtyard area, enhancing the bright and open feel.

Upstairs, the property offers three well proportioned bedrooms. The master bedroom is particularly well presented and offers space for a king size bed, benefits from its own modern en-suite shower room and fitted wardrobes. Bedroom two is a comfortable double also with fitted wardrobes, and bedroom three makes an excellent smaller bedroom, guest room or even a home office. A family bathroom completes this floor, featuring a bath, toilet, sink with storage cupboard.

One of the most appealing features of this home is the generous

covered courtyard, offering excellent off road parking and storage space - a valuable addition in Southsea, and there is another small open courtyard area.

Further benefits include gas central heating and double glazing throughout.

Set along a highly regarded road, this home enjoys an excellent position just moments from the vibrant Palmerston Road. Here you'll find a mix of independent shops, cafes, popular restaurants, and lively bars, giving the area a real sense of character and sociable community.

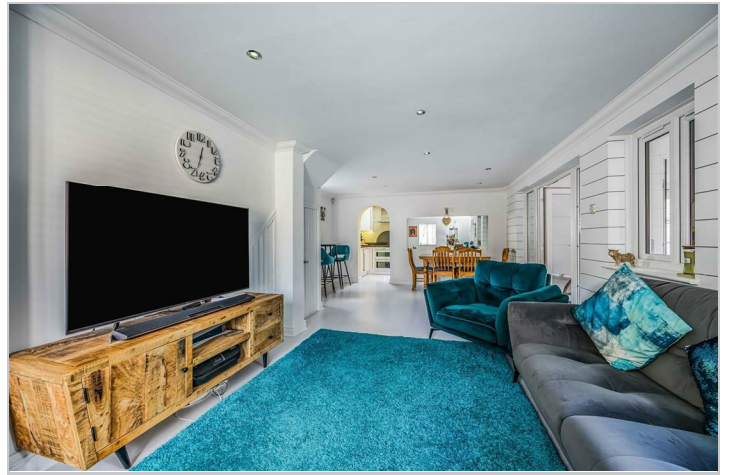
Southsea's iconic seafront and the open green spaces of the Common are seconds away, perfect for coastal walks, days at the beach, or simply unwinding by the sea.

This property also makes an ideal second home or holiday retreat, offering a perfect balance of comfort, convenience, and lifestyle. Its low maintenance design allows for easy, lock up and leave ownership, while the location provides immediate access to local attractions, dining, and leisure activities. Whether used for relaxing weekend escapes or longer stays, it offers a welcoming base to unwind and enjoy everything the area has to offer.

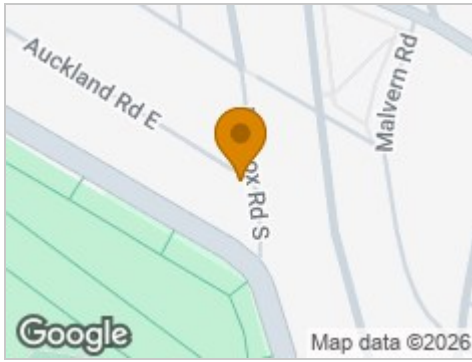
With its characterful design and flexible layout, this is an exclusive opportunity to acquire such a charming home. Viewings are advised to truly appreciate what this home has to offer, please contact the office to arrange your appointment.

Tel: 02394 217317

- NO FORWARD CHAIN & OFFERS INVITED
- DETACHED THREE BEDROOM FORMER COACH HOUSE
- EN-SUITE TO MASTER
- COURTYARD & OFF ROAD PARKING
- SECONDS AWAY FROM SEAFRONT
- OPEN PLAN LIVING
- MODERN BATHROOMS & KITCHEN
- EXCELLENT CENTRAL SOUTHSEA LOCATION
- CLOSE TO INDEPENDANT CAFES / BARS / SHOPS
- RARE OPPURTUNITY



## Road Map



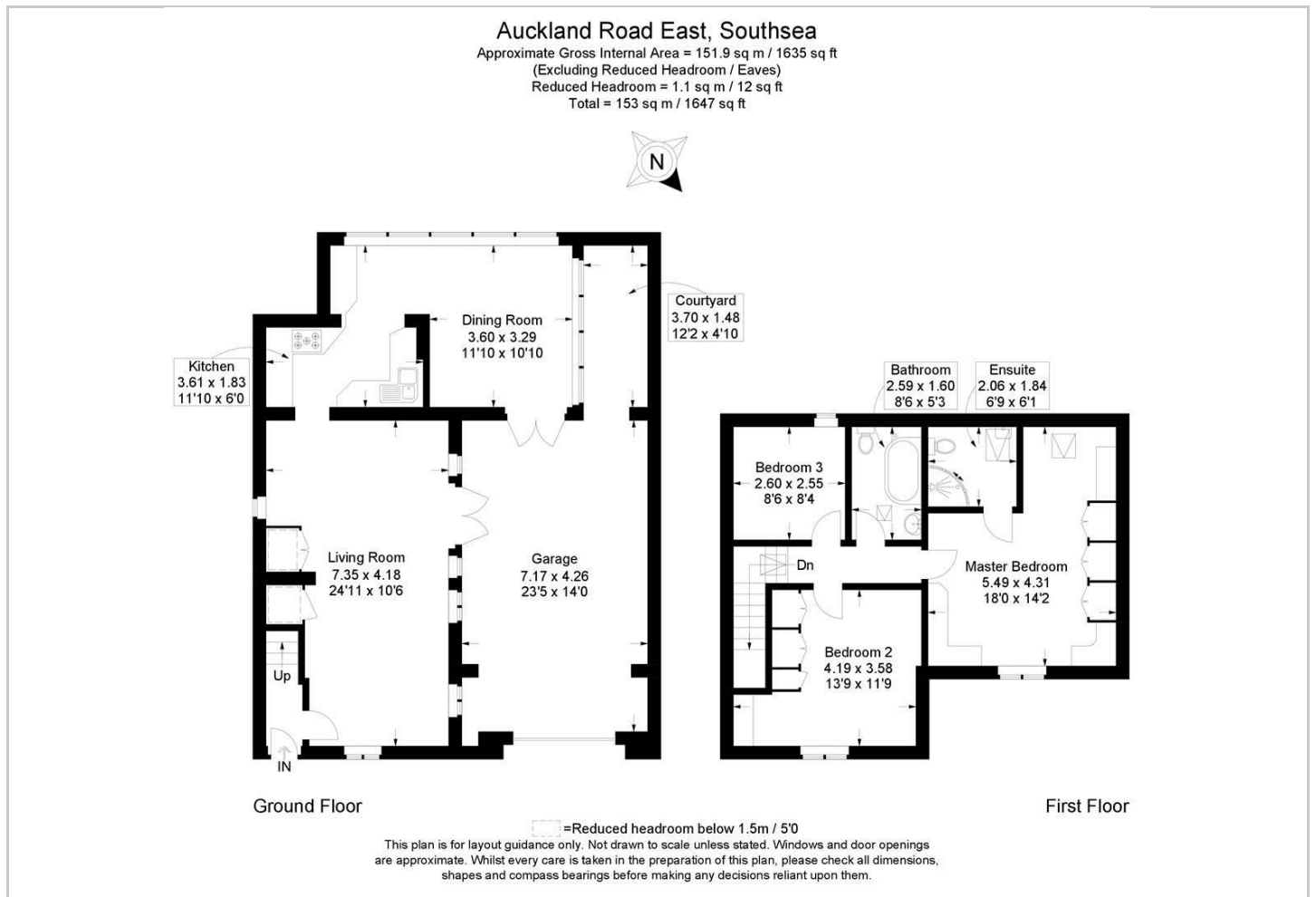
## Hybrid Map



## Terrain Map



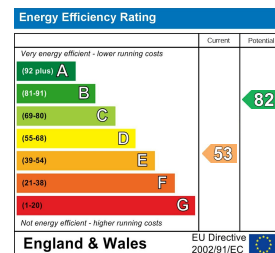
## Floor Plan



## Viewing

Please contact our Central Office on 02394 217317 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.