



Apsley Road Southsea PO4 8RH



- **Entrance hall**
- **Cellar**
- **Front aspect lounge with bay window**
- **Breakfast room**
- **Dining room**
- **Panel effect cottage style kitchen**
- **Utility room**
- **Lean to**
- **Three first floor bedrooms**
- **First floor family bathroom**
- **Two top floor bedrooms**
- **Enclosed rear garden**
- **Gas central heating and double glazing**



Independent Estate Agents

28 Marmion Road, Southsea, Hampshire PO5 2BA
t: 023 9283 2828 e: southsea@bushnellporter.com w: www.bushnellporter.com

Directors: Tim Kingsbury, Marcus Redmayne-Porter
Registered in England and Wales No. 3184424 Registered Office: Gateway House, Tollgate, Chandlers Ford SO53 3YA

Other Offices in Hampshire



A five bedroom three reception room bay and forecourt house arranged over three floors situated close to Milton Park and Fratton Park football ground.

ACCOMMODATION

COURTESY ENTRANCE LOBBY via panelled French doors, period tiled flooring, part panelled part frosted single glazed front door leading through to entrance hall.

ENTRANCE HALL Stairs rising to first floor with banister, carved spindles and newel post, panelled radiator, panelled doors to all rooms, cloaks area, panelled door under stairs leading down to cellar.

CELLAR/STORAGE AREA with shelving, power and light points, gas and electric meters and fuses.

LOUNGE 14ft 6 (4.43m) x 12ft 2 (3.73m) plus front aspect westerly facing double glazed window, central chimney breast with decorative cast iron surround and grate, tiled hearth, panelled radiator, telephone point, television point, period ceiling coving and ceiling rose.

BREAKFAST ROOM 11ft 3 (3.45m) x 7ft 10 (2.39m) Rear aspect room via frosted single glazed sash window, panelled radiator.

DINING ROOM 14ft 9 (4.51m) x 10ft (3.06m) reducing to 9ft (2.75m) Central chimney breast with wooden mantelpiece, exposed brick surround, adjacent period built-in dresser unit with eyelevel display shelves, storage drawers and cupboards below, panelled radiator, period ceiling coving, two wall light points, dining room opening onto kitchen.

KITCHEN 14ft 5 (4.41m) x 7ft 5 (2.26m) Dual side and rear aspect room, to the side double glazed window with adjacent part panelled part single glazed door leading through to lean to, rear aspect double glazed window overlooking easterly facing rear garden, kitchen comprising cream panel effect cottage style units with brushed steel effect furniture, double bowl single drainer stainless steel sink with chrome mixer taps over, wood block effect work surfaces with green bevel edge tiled splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards, built-in four ring gas hob with adjacent electric oven and grill, part panelled part frosted single glazed door to utility room.

UTILITY ROOM 7ft 4 (2.24m) x 6ft 6 (2.00m) Side aspect room via double glazed window, space for washing machine, space for condensing tumble dryer, space for fridge and freezer, roll edge work surfaces, eyelevel storage cupboard, storage shelves.

LEAN TO incorporating ground floor wc, part panelled part single glazed door to rear garden with adjacent single glazed windows, side storage area.

GROUND FLOOR WC comprising high level suite.

FIRST FLOOR GALLERIED LANDING with banister, carved spindles and newel post, panelled doors to all rooms, stairs rising to top floor.

BEDROOM 1 14ft 7 (4.46m) x 12ft 2 (3.73m) Westerly facing front aspect double glazed window, panelled radiator.

BEDROOM 2 12ft 3 (3.74m) x 11ft 8 (3.56m) Easterly facing dual aspect room via double glazed windows, built-in wardrobe via panelled door concealing hanging rail and storage shelf space, cupboard housing boiler, panelled radiator.

BEDROOM 3 7ft 3 (2.21m) x 5ft 8 (1.73m) Westerly facing front aspect room via double glazed window, panelled radiator.

BATHROOM 8ft (2.45m) x 5ft 7 (1.70m) Plus recess for shower, four piece suite comprising panel enclosed bath with tiled surround, chrome taps, close coupled wc, pedestal wash hand basin with chrome taps and tiled splashback, recess shower cubicle with three tiled walls, folding glazed door/screen, shower mixer, vinyl flooring, panelled radiator, frosted rear aspect easterly facing double glazed window, strip light and shaver point.

SECOND FLOOR LANDING Panel effect doors to all rooms.

BEDROOM 4 18ft 4 (5.61m) reducing to 16ft (4.86m) x 11ft 6 (3.52m) plus front aspect dormer with westerly facing double glazed window, panelled radiator.

BEDROOM 5 18ft 4 (5.61m) reducing to 16ft 4 (4.98m) x 10ft 5 (3.18m) reducing to 7ft 4 (2.24m) L-shaped rear aspect room with part restrictive head height ceiling with double glazed easterly facing skylight window, eaves storage space, cast iron period fire surround, built-in double wardrobe concealing hanging rail and storage space.

OUTSIDE to the front of the property there is a forecourt approach, to the rear there is an enclosed rear garden with well stocked flower borders, wooden gate.

PARKING PERMIT ZONE - GB- 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 B - £1,696.27 (2025/2026)

FREEHOLD

BROADBAND/MOBILE SUPPLY CHECK – online at ‘Ofcom checker’ OR via the following link -
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

SCAN QR CODE FOR DIRECT ACCESS TO ALL OUR PROPERTIES



The Floor Plan is for Guidance Only And is Not To Scale

PLEASE BE AWARE THAT UNDER THE NEW REGULATIONS ON MONEY LAUNDERING, WE NOW REQUIRE PROOF OF ID AND CURRENT ADDRESS BEFORE A SALE CAN BE AGREED AND SOLICITORS INSTRUCTED. We are obliged to inform you that we intend offering to prospective purchasers financial assistance, assurance, insurance and estate agency services together with any other special offers which may be available from time to time from which we may receive additional commission or introductory fees. The information in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. Any photographs used are reproduced for general information and it must not be inferred that any item is included for sale with the property. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property that is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyors report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale. All details, descriptions, measurements, photographs and anything produced by Bushnell Porter with regard to the marketing of the property remains their copyright at all times and must not be reproduced, copied or shared in any way shape or form.

