

**£400,000**  
**219 Fawcett Road**  
Southsea, PO4 0DH

FOUR BEDROOM HOUSE WITH OFF ROAD PARKING & NO FORWARD CHAIN! Occupying an enviable end-of-terrace position along the ever-popular Fawcett Road, this former priest's house offers light and generous accommodation throughout and presents a rare opportunity to acquire a substantial home with exceptional potential. The ground floor is arranged to provide flexible living, featuring three reception rooms, a fitted kitchen, utility room and rear lobby, while the first floor offers four well-proportioned bedrooms, complemented by a separate shower room and a family bathroom suite. Externally, the property further benefits from an enclosed rear garden and valuable off-road parking for multiple vehicles, which is a notable advantage within Central Southsea. Further benefits include gas central heating and double glazing, and with its generous proportions and scope for improvement, the property can only truly be appreciated by an internal viewing.

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**ENTRANCE** Wooden door to:-

**LIVING ROOM** 12' 3" x 13' 5" (3.74m x 4.11m) Dual aspect double glazed windows, radiator, carpeted, period picture rail.

**RECEPTION ROOM** 11' 11" x 13' 4" (3.65m x 4.08m) Double glazed window to side elevation, radiator, high ceiling and picture rail.

**HALLWAY** Double glazed door to driveway, stairs to first floor landing, radiator, storage cupboard, doors to all rooms.

**DINING ROOM** 11' 11" x 13' 4" (3.65m x 4.08m) Double glazed window to side elevation, carpeted, period feature fireplace, period picture rail.

**KITCHEN** 9' 7" x 10' 4" (2.94m x 3.17m) Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit, space for 'Range' style cooker, wall mounted boiler, tiled floor, double glazed window to side elevation.

**LOBBY** 9' 8" x 7' 4" (2.96m x 2.24m) Double glazed door to garden.

**UTILITY ROOM** 6' 0" x 6' 2" (1.85m x 1.90m) Base level units, space and plumbing for washing machine, wall mounted wash basin, low level WC, dual aspect double glazed windows.

**FIRST FLOOR LANDING** Doors to all rooms, double glazed window to side elevation.

**BEDROOM ONE** 13' 5" x 13' 6" (4.11m x 4.14m) Dual aspect double glazed windows, carpeted, radiator, feature fireplace, period picture rail.

**BEDROOM TWO** 10' 4" x 9' 11" (3.15m x 3.04m) Double glazed window to side elevation, carpeted, radiator, built-in wardrobes, feature fireplace.

**BEDROOM THREE** 12' 2" x 10' 4" (3.71m x 3.17m) Double glazed window to side elevation, carpeted, radiator, built-in wardrobes.

**BEDROOM FOUR** 9' 6" x 10' 3" (2.90m x 3.13m) Double glazed window to side elevation, carpeted, radiator, built-in wardrobe.

**BATHROOM** 6' 6" x 7' 0" (2.00m x 2.15m) Panel enclosed bath with central tap, pedestal mounted wash basin, low level WC, airing cupboard, obscure double glazed window to rear elevation.

**SHOWER ROOM** 9' 9" x 6' 3" (2.99m x 1.93m) Walk-in shower, wall mounted wash basin, radiator, double glazed window to side elevation.

**GARDEN** Enclosed by brick walls and wooden fencing, side access.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**LOCAL AUTHORITY**  
 Portsmouth City Council

**TENURE**  
 Freehold

**COUNCIL TAX BAND**  
 Band D

**VIEWINGS**  
 By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check and will not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.



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