



NESBITT & SONS
ESTATE AGENTS



29 Military Road, Portsmouth, PO3 5LS
Guide price £500,000

*** Guide Price - £500,000 to £525,000 ***

Nestled on the desirable Military Road in Hilsea, this exceptional three-bedroom family home has been extensively modernised and thoughtfully extended by its current owners. The property boasts two inviting reception rooms, providing ample space for both relaxation and entertaining.

As you enter, you are greeted by a beautifully presented living room, complete with a charming log burner that creates a warm and welcoming atmosphere. The heart of the home is undoubtedly the superb open-plan kitchen and family room, which features a stunning skylight that floods the space with natural light. Large sliding doors seamlessly connect this area to the superb enclosed garden, making it perfect for family gatherings or summer barbecues.

Entrance Hallway

Living Room 18'6 into bay x 12'5 (5.64m into bay x 3.78m)

Dining Room 13'11 x 11'10 (4.24m x 3.61m)

Open Plan Kitchen/Family Room 18'5 x 18'11 (5.61m x 5.77m)

Utility Room 7'1 x 5'2 (2.16m x 1.57m)

Downstairs Cloakroom 6'11 x 3'5 (2.11m x 1.04m)

Landing

Master Bedroom 18'6 into bay x 11'11 (5.64m into bay x 3.63m)

Bedroom Two 14'1 x 10'11 (4.29m x 3.33m)

Bedroom Three 10'9 x 7'2 (3.28m x 2.18m)

Family Bathroom Suite 9'5 x 5'10 (2.87m x 1.78m)

Loft Room 18'3 x 13'10 (5.56m x 4.22m)

Outside

Garden

Driveway

Garage

Floor Plan

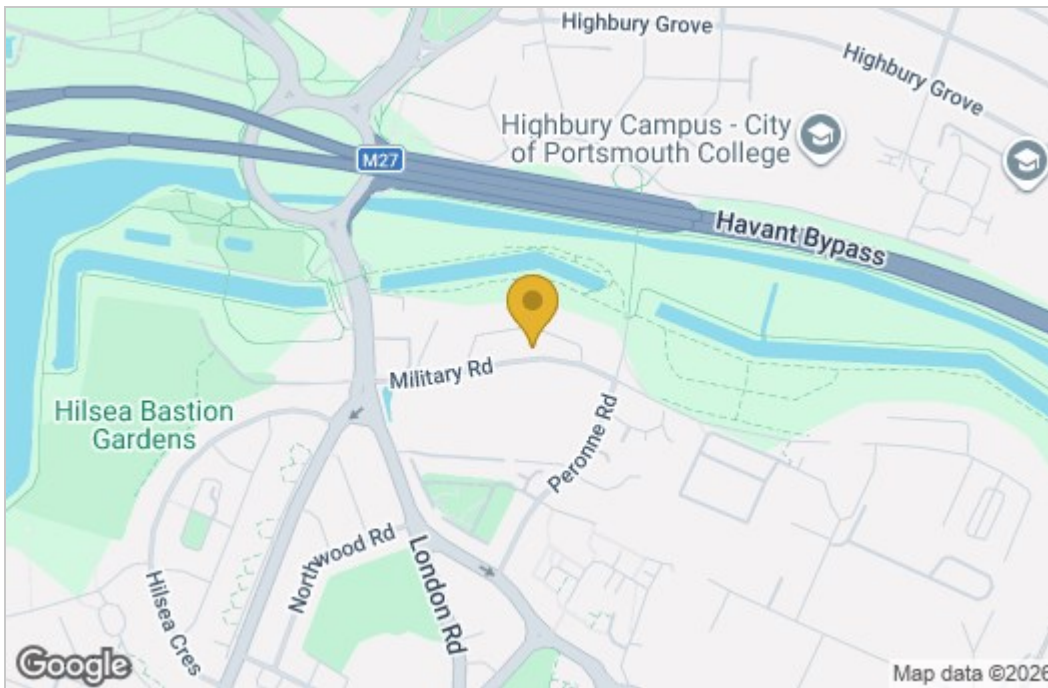


3 BEDROOM EOT HOUSE

TOTAL FLOOR AREA : 1706 sq.ft. (158.5 sq.m.) approx.

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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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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