

£260,000
10 Essex Road
Southsea, PO4 8DG

THREE BEDROOM HOME IN A POPULAR LOCATION WITH NO FORWARD CHAIN! Situated along the one-way section of the ever-popular Essex Road, this traditional bay and forecourt property is offered to the market with no forward chain, making it an excellent opportunity for both owner-occupiers and investors alike. The internal accommodation briefly comprises an entrance hall, a fitted kitchen with breakfast bar, a four-piece family bathroom suite, and a southerly aspect 22ft lounge/diner completing the ground floor. The first floor hosts three double bedrooms. Externally, the property benefits from an enclosed, low-maintenance rear garden with shrub borders. Additional benefits include gas central heating and double glazing. Ideally located, the home provides convenient access to the Eastney Road shopping area, Bransbury Park, Milton Park, and a selection of well-regarded local schools. An internal viewing is highly recommended to fully appreciate all that this property has to offer.





FORECOURT Double glazed door to:-

HALLWAY Stairs to first floor landing, radiator, carpeted, doors to all rooms.

LOUNGE/DINER 25' 7" at longest point x 10' 1" at widest point (7.82m x 3.09m) Double glazed bay window with wooden shutters to front elevation, radiator, brick fireplace, double glazed window with wooden shutters to rear elevation.

KITCHEN 11' 5" x 9' 0" (3.48m x 2.75m) Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit with mixer tap, space for fridge/freezer, space for freestanding cooker with extractor hood over, space and plumbing for washing machine, breakfast bar, tiled to principal areas and vinyl flooring, radiator, wooden door to garden, double glazed window to side elevation.

BATHROOM 9' 0" x 9' 2" (2.75m x 2.81m) Panel enclosed bath with mixer tap, shower cubicle with thermostatic mixer, low level WC, vanity unit housing wash basin, tiled to principal areas, radiator, double glazed window to rear elevation.

FIRST FLOOR LANDING Doors to all rooms, storage cupboard.

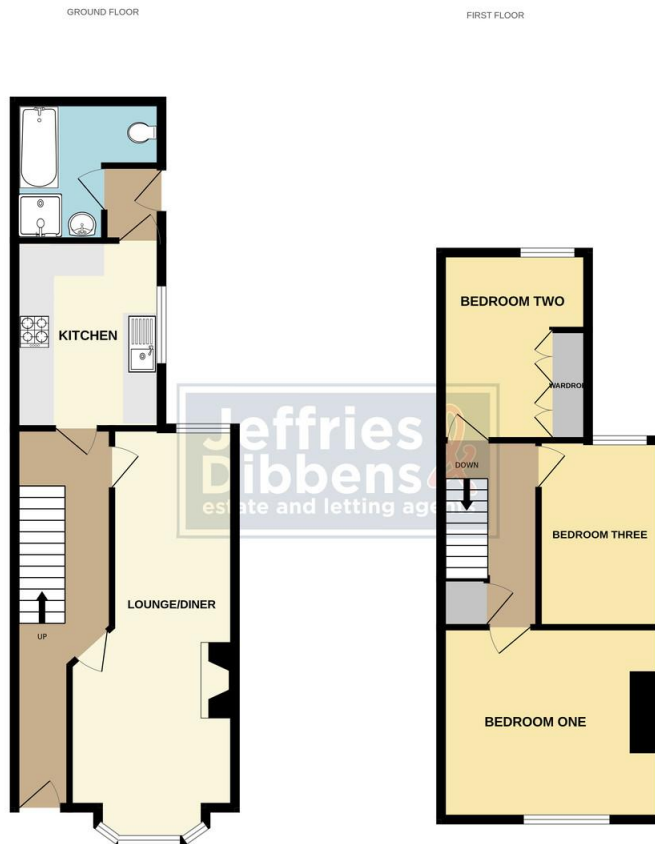
BEDROOM ONE 12' 0" x 13' 2" (3.66m x 4.03m) Double glazed window with wooden shutters to front elevation, carpeted, radiator.

BEDROOM THREE 10' 10" x 7' 6" (3.32m x 2.29m) Double glazed window to rear elevation, carpeted, radiator.

BEDROOM TWO 11' 6" x 9' 0" (3.52m x 2.75m) Double glazed window to rear elevation, carpeted, radiator, built-in wardrobes, low level WC.

GARDEN Mainly laid to paving with artificial lawn area, shrub borders, enclosed by brick walls and wooden fencing.





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 B

VIEWINGS
By prior appointment only

EPC graph to follow.

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.



OFFICE ADDRESS
1 Marmion Road, Southsea,
Hampshire, PO5 2DT

CONTACT
023 9236 1111
southsea@jeffries.co.uk
www.jdea.co.uk