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**38 Hellyer Road**  
Southsea, Portsmouth, PO4 9DH

Offers in the region of £385,000



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Set in the heart of Southsea, just a short stroll from the seafront, this beautifully presented three-bedroom extended terraced home offers a superb blend of contemporary living and traditional charm. Perfectly positioned on the popular Hellyer Road, the property is ideally located within walking distance of Southsea Common, the esplanade, and the beach, as well as excellent local amenities, schools, and transport links.

From the moment you step inside, it is clear this home has been thoughtfully upgraded and designed with modern family life in mind. The property has undergone an impressive conversion and knock-through to the rear, creating a stunning open-plan kitchen and dining space – the true heart of the home.

The kitchen diner is newly fitted and finished to an exceptional standard. A large central island with breakfast bar seating forms a natural hub, perfect for casual dining, entertaining friends, or spending time as a family. The kitchen itself features sleek cabinetry, integrated appliances, and generous worktop space, combining practicality with stylish design. To the rear, French doors open directly onto the garden, allowing light to flood the space and creating a seamless indoor-outdoor flow during the warmer months.

Adjoining the kitchen is a useful downstairs WC and utility area, cleverly designed to maximise space. This dual-purpose room is ideal for busy households, offering a convenient laundry area as well as additional storage.

At the front of the property sits a bright yet cosy living room. With its tasteful décor and welcoming feel, this space is perfect for relaxation at the end of the day.

Whether curled up with a book or enjoying a movie night, it offers a comfortable retreat away from the bustle of the main living areas.

Upstairs, the property continues to impress with three good-sized bedrooms, each thoughtfully laid out to offer flexibility for families, professionals, or those seeking a guest room or home office. The principal bedroom provides ample space for wardrobes and storage, while the further bedrooms are equally versatile, all benefitting from plenty of natural light.

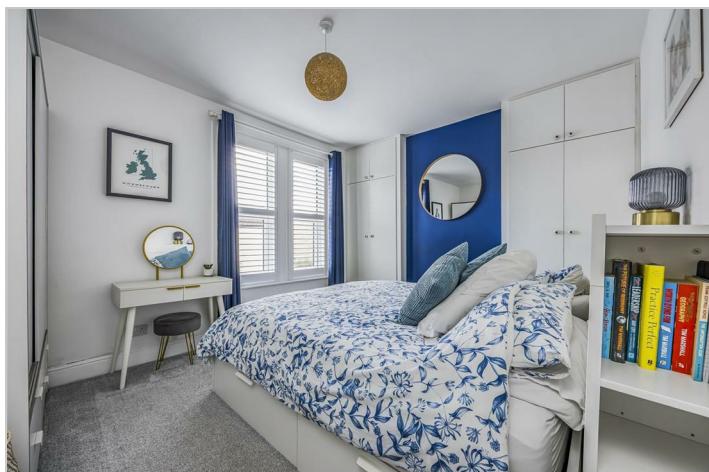
The family bathroom has been finished in a modern style, complete with a bath and shower over, chic tiling, and quality fittings. It offers both functionality and comfort, catering for busy mornings as well as relaxing evening soaks.

Externally, the property boasts a landscaped rear garden that has been designed for low-maintenance enjoyment. With both patio and lawn areas, it provides the perfect setting for barbecues, children's play, or simply enjoying the sunshine. The French doors from the kitchen create an effortless connection to this outdoor space, making it a true extension of the home.

Beyond the house itself, the location is second to none. Just a 10-minute walk brings you to Southsea Common and the seafront, where you can enjoy leisurely strolls, picnics, and the vibrant atmosphere of this much-loved coastal area. The esplanade offers a wealth of cafés, bars, and restaurants, while Southsea's independent shops, schools, and leisure facilities are all close at hand. Transport links provide easy access to Portsmouth city centre, the train station, and the motorway network, making the home as practical as it

is appealing.

In summary, this extended terraced home on Hellyer Road is a rare find – a property that combines contemporary upgrades with a highly desirable location. With its spacious open-plan kitchen diner, additional utility/WC, three bedrooms, landscaped garden, and proximity to Southsea's stunning coastline, it represents a superb opportunity for buyers seeking a stylish, versatile, and conveniently located home.



## Road Map



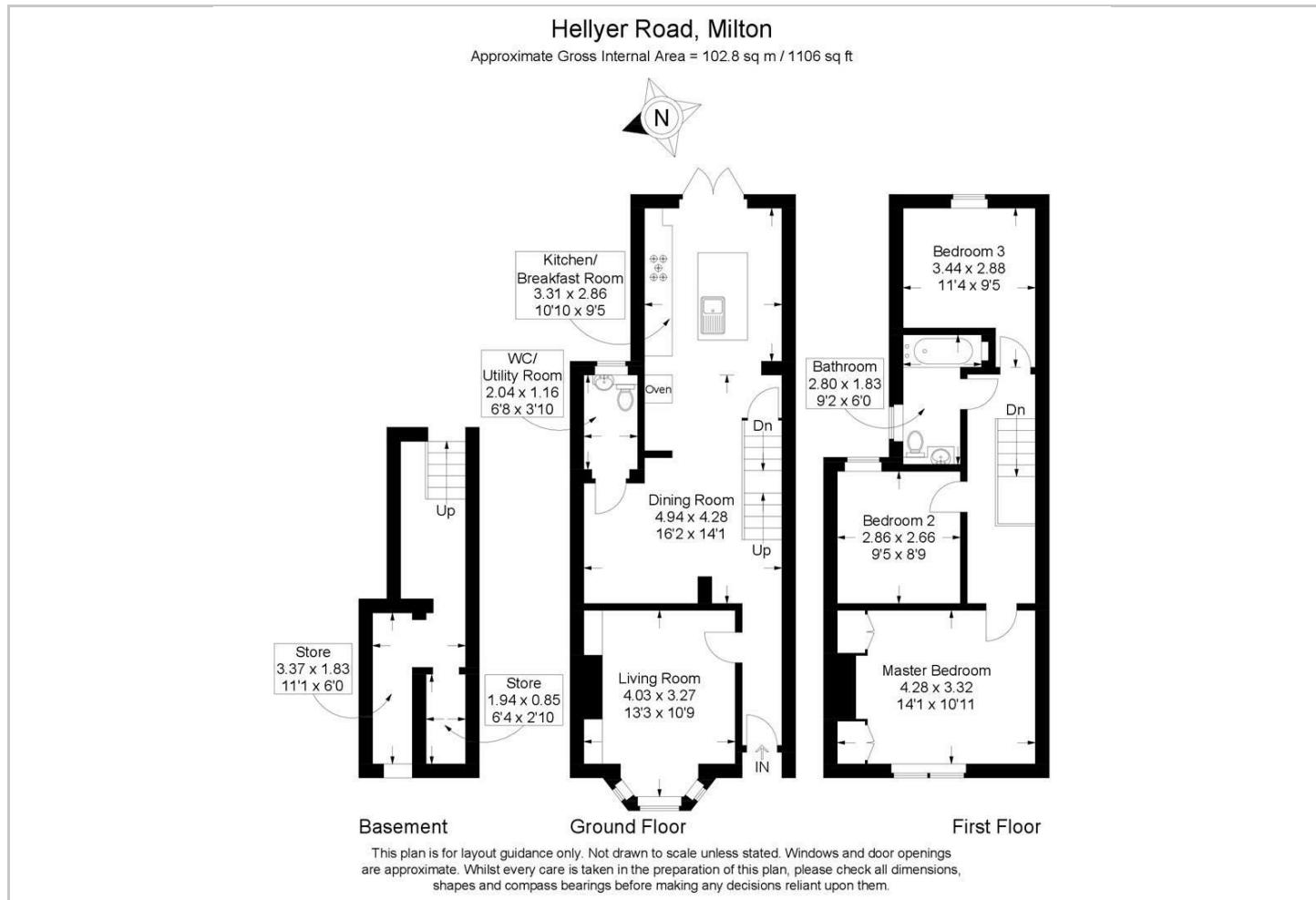
## Hybrid Map



## Terrain Map



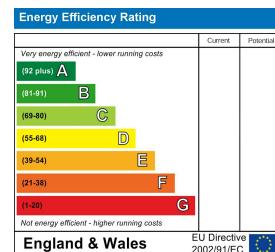
## Floor Plan



## 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



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