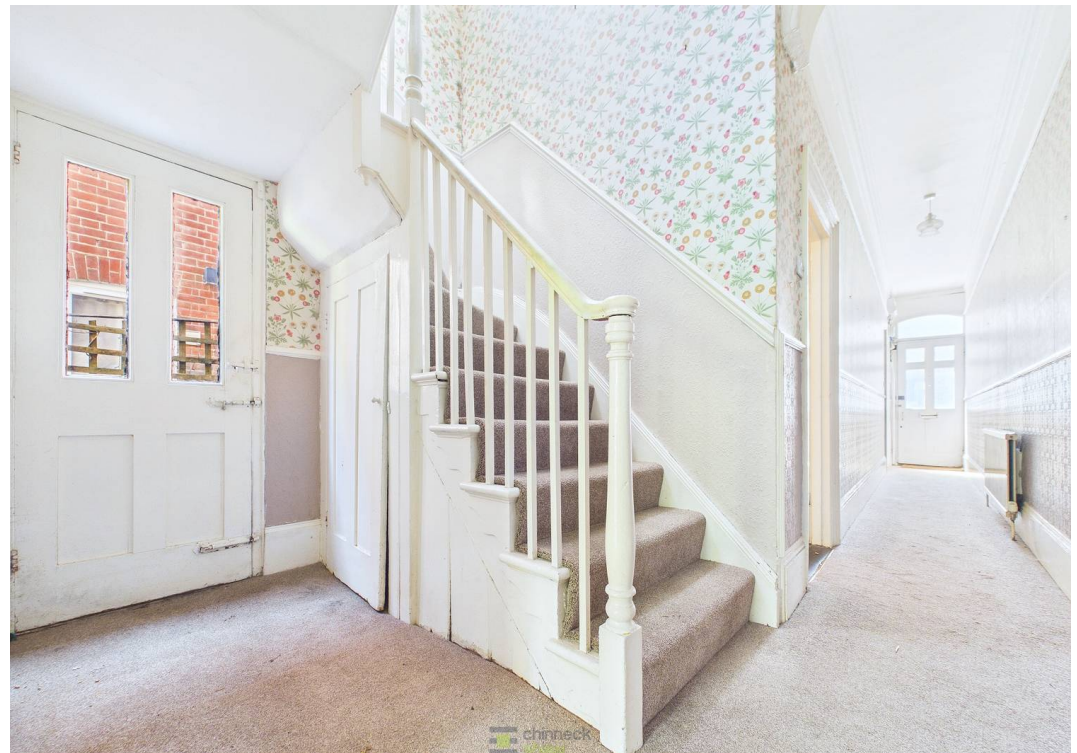




Brougham Road, Southsea

£260,000





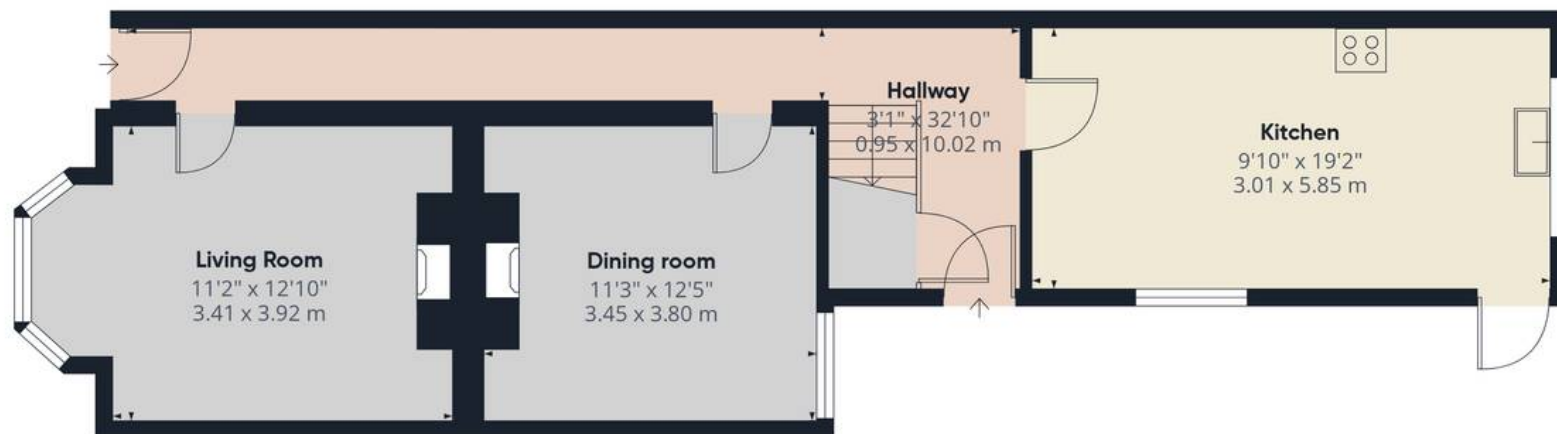
Brougham Road

Southsea

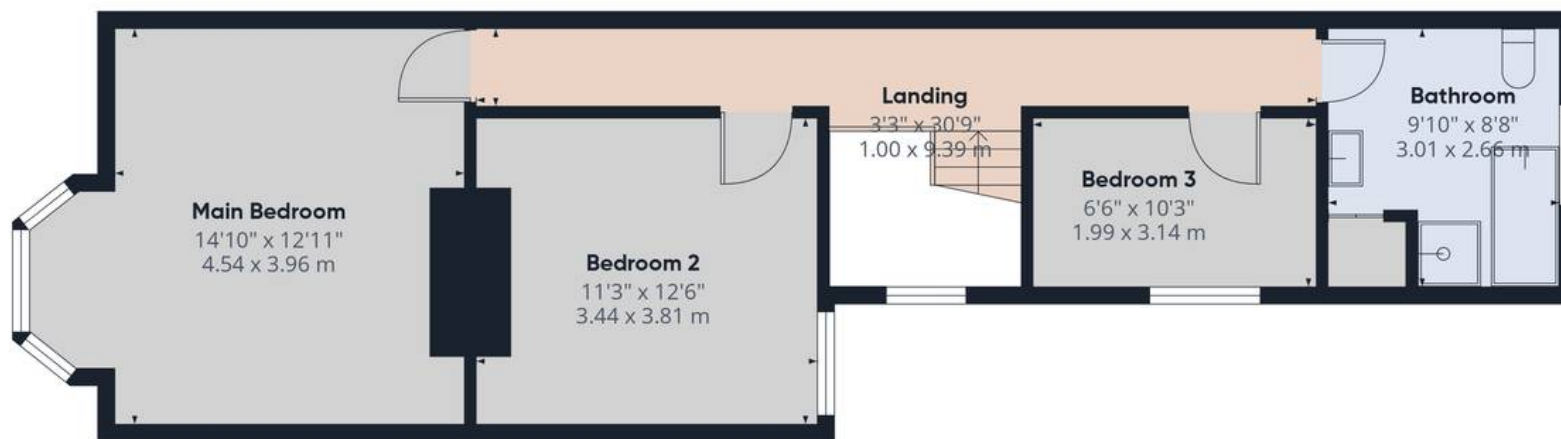
This charming three-bedroom terraced house combines period character with practical living space, making it ideal for families, professionals, or first-time buyers. The ground floor offers two generous reception rooms, each with an elegant feature fireplace. To the rear, a large dual-aspect kitchen provides ample space for cooking, dining, and entertaining, with plenty of natural light. Its size and layout also offer excellent scope for updating and personalising to suit individual tastes. Upstairs, three well-proportioned bedrooms provide flexible accommodation for sleeping, working from home, or creative use. A good-sized bathroom with a contemporary walk-in shower adds style and everyday practicality. Period details throughout bring warmth and character, while the overall layout supports modern living. Although the property would benefit from some updating, it presents an excellent opportunity for buyers to add their own touch and enhance its appeal. With versatile rooms, a welcoming atmosphere, and strong potential, this home is well suited to those seeking comfort, charm, and adaptability.

Material Information • Tenure: Leasehold • Council Tax: Band B • Electricity: Mains Supply • Heating: Gas • Water Supply: Mains Supply • Sewage: Mains Supply • Broadband: Standard, Superfast and Ultrafast Fibre are all available in this area • Parking: On Street • Mobile: Ofcom official website checker states that EE, Vodafone, O2 and Three available in the area • Flood Risk: Low Risk





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1232 ft²

114.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		70
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E	50	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		

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