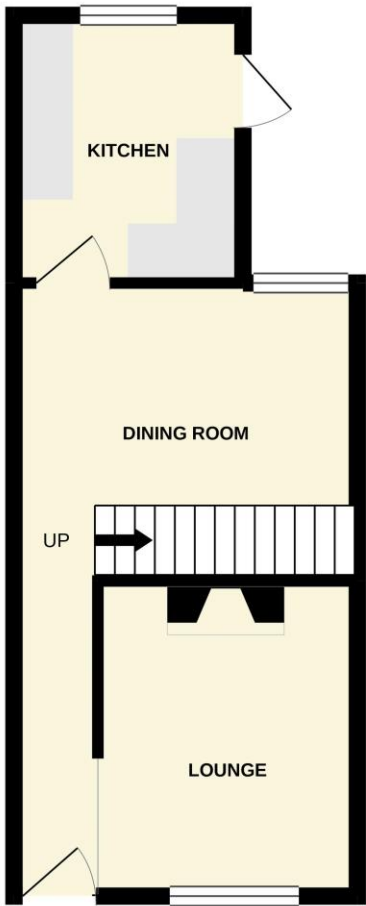
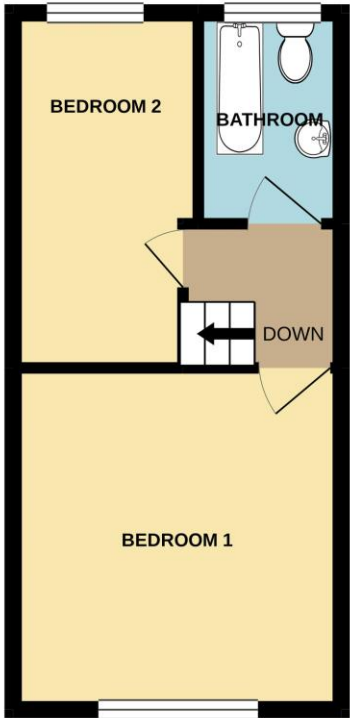




GROUND FLOOR
309 sq.ft. (28.7 sq.m.) approx.



1ST FLOOR
265 sq.ft. (24.7 sq.m.) approx.



TOTAL FLOOR AREA : 575 sq.ft. (53.4 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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3/25/25, 2:33 PM

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)			
50 Methuen Road SOUTHSEA PO4 9HH	Energy rating D	Valid until:	24 March 2035
		Certificate number:	8235-5227-5400-0854-8222

Property type	Mid-terrace house
Total floor area	70 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.service.gov.uk/energy-certificate/8235-5227-5400-0854-8222?print=true>

1/5

Wainwright Estates
10 The Precinct, London Road
Waterlooville, Hampshire PO7 7DT

Tel: 02392 264500
Email: sales@wainwrightestates.co.uk
www.wainwrightestates.co.uk

50 Methuen Road
Southsea PO4 9HH

Offers Over: £210,000

DESCRIPTION

NEWLY DECORATED INCLUDING NEW CARPETS!! Extended two bedroom property located in the popular location of Eastney on the outskirts of Southsea and within walking distance to the beach. The property is in good condition throughout and comprises downstairs of two reception rooms, and a modern fitted kitchen/ breakfast room with space for fridge/freezer, washing machine and dishwasher. Upstairs you will find a spacious master bedroom, bathroom and an additional bedroom. Outside you can enjoy the enclosed rear garden. Additional benefits include double glazing, gas central heating and the property is being offered with no forward chain. The property has a valid EICR for the electrics (dated 9th September 2025) and a valid gas safety certificate (dated 6th November 2025).

ACCOMMODATION

HALL

LOUNGE 10' 8" x 8' 8" (3.25m x 2.64m)

DINING ROOM 11' 8" x 10' 2" (3.55m x 3.10m)

KITCHEN 7' 9" x 6' 8" (2.36m x 2.03m)

FIRST FLOOR

BEDROOM 1 12' 1" x 11' 8" (3.68m x 3.55m)



BEDROOM 2 11' 8" x 6' 4" (3.55m x 1.93m)

BATHROOM 7' 1" x 4' 8" (2.16m x 1.42m)

OUTSIDE

REAR GARDEN

COUNCIL TAX - PORTSMOUTH CITY COUNCIL BAND B

