SOLD BY
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10 Admiral Square Nelson Road

Southsea, Portsmouth, PO5 2DQ

Offers in excess of £550,000

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Welcome to Admiral Square...

Situated within the sought-after Admiral Square development, this spacious townhouse offers flexible accommodation arranged over four floors, combining modern living with an enviable central location. Having been modernised throughout, the property is presented in fantastic condition and offers a layout ideally suited to modern family life. Each bedroom also benefits from built-in storage/cupboards, providing excellent practical storage throughout the accommodation.

The ground floor provides an excellent hub for everyday living, with a modern kitchen/diner offering plenty of space for family meals and entertaining. The kitchen is well equipped with a range cooker, integrated dishwasher and ample storage, while patio doors open directly onto the west-facing rear garden, creating a wonderful connection between the indoor and outdoor spaces. The garden also benefits from a useful rear access gate. A welcoming reception hall and downstairs WC complete this floor.

Moving to the first floor, the west-facing lounge is a bright and comfortable space, while a generous double bedroom provides excellent flexibility, with useful built-in storage adding further practicality. The modern family bathroom is also located on this floor, compromising a shower over bath, WC, sink and towel rail.

The second floor is home to two further well-proportioned double bedrooms, including the impressive master bedroom, which benefits from a beautifully upgraded en-suite shower room. Both bedrooms offer excellent space and, like the other bedrooms, benefit from built-in storage, making them particularly practical for modern family living.

The top floor provides a particularly versatile fourth bedroom, currently used as a study/home office. This could equally make an excellent guest bedroom or additional living space, depending on your needs.

From this level, you can access the property's standout feature — a fantastic south facing private roof terrace. Offering an elevated outlook, outdoor tap & socket, and a lovely sunny setting, this is a superb space for relaxing, enjoying a morning coffee or hosting friends for summer barbecues and drinks. A thoughtfully positioned fridge on the top landing makes the space particularly practical when entertaining.

There is also a useful storage outbuilding, providing valuable additional space for bikes, garden equipment and other household essentials.

The allocated parking space within the secure gated development is a particularly valuable feature, offering convenient off-road parking in such a central Southsea location.

And then there's the location. Palmerston Road, Albert Road and Southsea Common are all within easy walking distance, placing an excellent selection of independent shops, cafés, restaurants and bars close by, while the seafront is also readily accessible.

Offering three generous double bedrooms plus a versatile fourth bedroom/study, this is a home that can adapt beautifully to changing family needs.

Modernised throughout and offering a rare combination of flexible accommodation, secure allocated parking, a west-facing garden, excellent built-in storage and a private roof terrace, this is a fantastic Southsea townhouse in an enviable central location.

This property is freehold, however is subject to an APPROXIMATE £800 annual service charge towards the maintenance of the development*









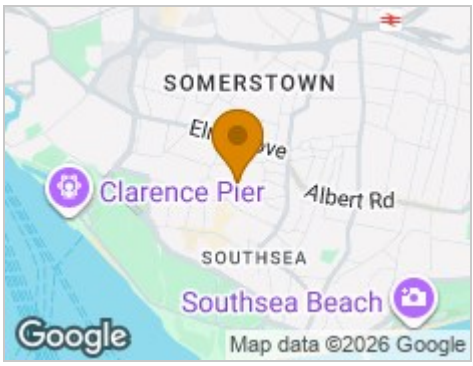
Road Map



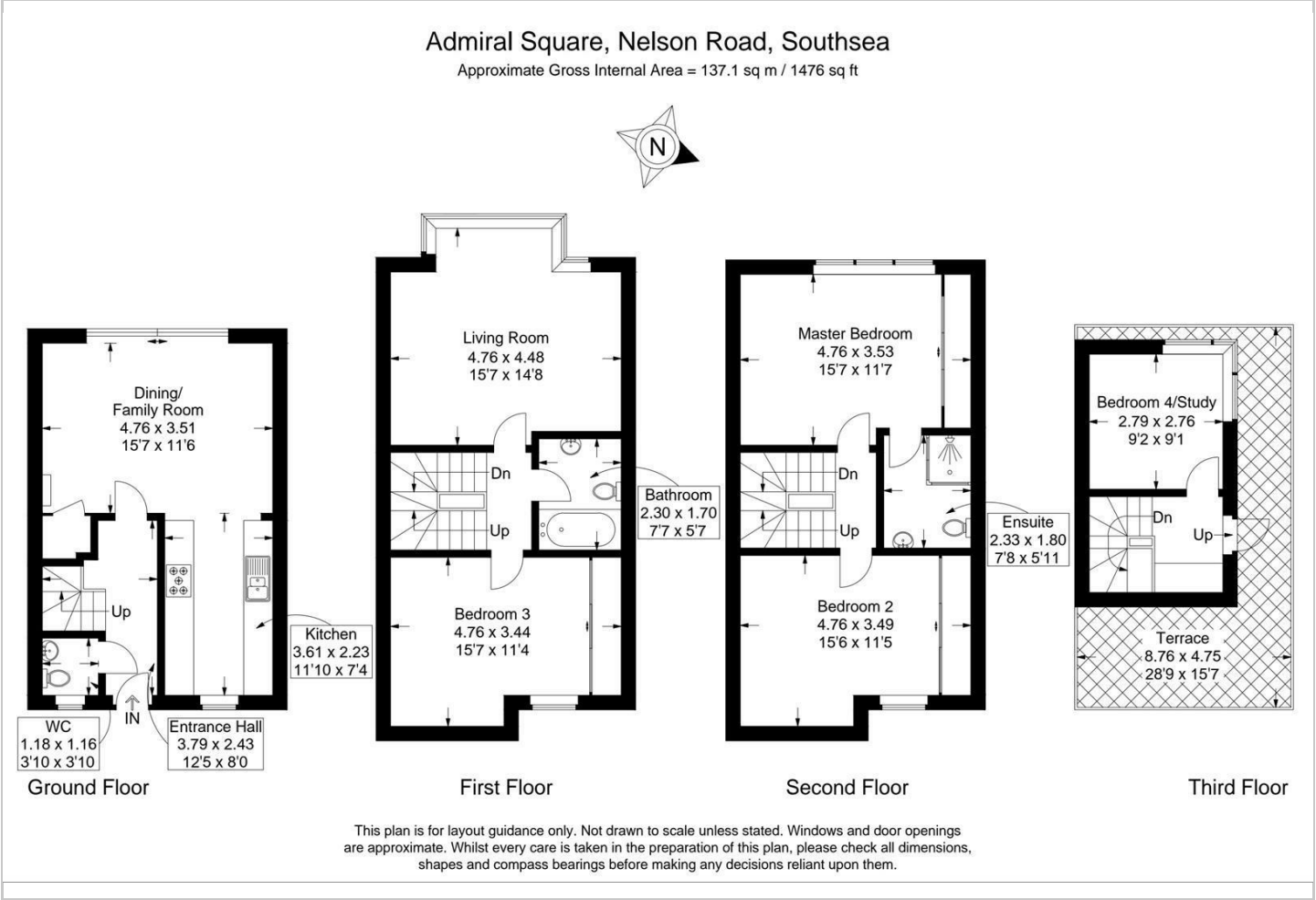
Hybrid Map



Terrain Map



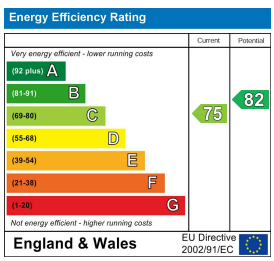
Floor Plan



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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