

bushnell porter



**Lennox Road North
Southsea PO5 2LR**



- Entrance hall
- Triple aspect lounge/dining room
- Breakfast room
- Dual aspect Oak panelled kitchen
- Three bedrooms
- Bathroom
- Shower room
- Ground floor wc
- Gas central heating and double glazing
- South-westerly aspect front garden
- Garage
- Central Southsea - No forward chain



Independent Estate Agents

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A three bedroom semi-detached house situated in the heart of Southsea that has the added benefit of a good sized garden and garage to the rear. The property is being sold with no forward chain.

ACCOMMODATION

ENTRANCE HALL via panelled front door with frosted single glazed fanlight over, panelled radiator, wood grain effect flooring throughout entrance hall, stairs rising to all floors with banister, carved spindles and newel post, period decorative plaster arch, panelled door leading through to lounge/dining room.

LOUNGE/DINING ROOM 22ft 5 (6.83m) reducing to 11ft 5 (3.49m) x 11ft 3 (3.43m) reducing to 9ft 5 (2.88m) triple aspect room, to the side single glazed stained glass leadlight period window, to the front double glazed picture window overlooking lawned front garden, to the rear double glazed French doors opening out onto paved side patio area and leading through to rear garden, two panelled radiators, wood fire surround with marble effect back and hearth, gas point, wood grain effect flooring, period ceiling coving.

BREAKFAST ROOM 13ft (3.96m) reducing to 10ft 1 (3.08m) x 9ft 6 (2.90m) reducing to 5ft 7 (1.72m) southerly side aspect room via double glazed window, panelled radiator, understairs storage cupboard housing electric meters and fuses, solid wood block herringbone design flooring, further storage cupboard with shelving, panelled door opening onto ground floor wc.

GROUND FLOOR WC close coupled wc, solid wood block herringbone flooring, extractor fan.

KITCHEN 12ft 1 (3.69m) x 9ft 2 (2.81m) dual side and rear aspect room, to the side double glazed window with adjacent part panelled part single glazed door leading to rear garden, rear aspect double glazed picture window overlooking pathway and garden, kitchen comprising wood grain Oak panelled units with antique effect furniture, single bowl single drainer stainless steel inset sink unit with chrome mixer taps over, marble effect roll edge work surfaces with tiled splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards with under and over pelmet, under pelmet lighting, space and plumbing for washing machine, space and plumbing for dishwasher, integrated brushed steel electric oven, four ring gas hob with extractor fan and lights, panelled radiator, vinyl flooring, inset ceiling spotlights, space for freestanding fridge/freezer,

FIRST MEZZANINE LEVEL stairs rising to first floor with banister, carved spindles and newel post, panelled door to shower room, part panelled part frosted glazed door to bathroom.

BATHROOM 9ft 6 (2.91m) x 9ft 3 (2.83m) reducing to 8ft 4 (2.56m) (measurements approximate due to irregular shape of room), rear aspect room via frosted double glazed tilt and turn window, white three piece suite comprising panel enclosed bath with stone effect tiled surround, chrome bath mixer tap and pop-up waste, separate chrome shower mixer with folding glazed screen, close coupled wc, ceramic wash hand basin with chrome monobloc mixer tap and pop-up waste, stone effect tiled splashback, white high gloss storage cupboard below with chrome furniture, mirror over, light point, chrome towel rail/radiator, vinyl flooring, built-in cupboard housing boiler and shelving.

SHOWER ROOM 5ft 3 (1.62m) x 4ft 3 (1.31m) side aspect room via leadlight period frosted single glazed window, three piece suite comprising corner shower cubicle with two stone effect tiled walls, glazed door/screen, electric shower mixer, pedestal wash hand basin with chrome taps and stone effect tiled splashback, mirror over, close coupled wc, vinyl flooring, chrome towel rail/radiator. Stairs to:

FIRST FLOOR LANDING panelled doors to bedroom one and bedroom two, stairs rising to second mezzanine level.

BEDROOM 1 12ft 8 (3.87m) x 11ft 4 (3.57m) dual front aspect room via double glazed tilt and turn windows, two panelled radiators, triple wardrobes via Cherrywood grain panelled doors, two mirror fronted doors concealing hanging rail and storage shelf space.

BEDROOM 2 10ft 6 (3.22m) x 9ft 5 (2.87m) rear aspect room via double glazed tilt and turn window, panelled radiator.

SECOND MEZZANINE LEVEL

BEDROOM 3 11ft 3 (3.44m) reducing to 10ft 7 (3.24m) x 9ft 6 (2.91m) side aspect room via double glazed window, panelled radiator, part restrictive sloping ceiling, period frosted leadlight glazed window over stairs, two wall light points, built-in wardrobes with hanging rail and shelves and storage space.

OUTSIDE to the front of the property there is south-westerly facing lawned front garden area with established flower borders with mature trees and shrubs, pathway leading along the side of the property to a wooden gate giving access to rear garden and garage. To the rear of the property there is an enclosed paved patio garden with meandering path, flower borders with mature flowers and shrubs, outside tap, double glazed panelled door leading to garage.

GARAGE 19ft 2 (5.85m) x 13ft 7 (4.14m) reducing to 13ft (3.97m) rear aspect double glazed windows with panelled door leading to rear garden, roller garage door leading out onto Chester Place, power and light points.

NB: AGENTS NOTES this property is in a conservation area.

PARKING PERMIT ZONE – KC - Annual Fees apply, for current rates see Portsmouth City Council link - <https://www.portsmouth.gov.uk/services/parking-roads-and-travel/parking/resident-parking-permits/>

COUNCIL TAX – Portsmouth City Council – Band C - £2,037.07 (2026/2027)

FREEHOLD

BROADBAND/MOBILE SUPPLY CHECK – online at ‘Ofcom checker’ OR via the following link - <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

SCAN QR CODE FOR DIRECT ACCESS TO ALL OUR PROPERTIES



The Floor Plan is For Guidance Only And is Not To Scale

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

