

£315,000

30 Fordingbridge Road

Southsea, PO4 9JW

LOVELY EXTENDED HOME IN REQUESTED SOUTHSEA POCKET! Located in the desirable Fordingbridge Road, this three bedroom mid-terrace property offers a great family home with a practical and homely flow. The ground floor has a bay fronted living room leading to an open plan kitchen dining space. Completing the downstairs is a fantastic additional reception room and handy cloakroom. Upstairs, you can find three bedrooms and a modern fitted bathroom. Doubled glazed, gas centrally heated and with a low maintenance rear garden, this home would make a wonderful purchase for families and first time buyers alike. To arrange an internal viewing, please contact the Southsea office along Marmion Road.





FORECOURT Double glazed door to:-

HALLWAY Stairs to first floor landing, radiator, laminate flooring, door to:-

LOUNGE 14' 2" into bay x 10' 5" (4.34m x 3.18m) Double glazed bay window to front elevation, laminate flooring, period feature fireplace, opening to:-

DINING ROOM 10' 5" x 8' 5" (3.18m x 2.57m) Doors to reception room, laminate flooring, opening to:-

KITCHEN 9' 10" x 7' 1" (3.02m x 2.16m) Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit, gas hob and electric oven, space for fridge/freezer, space and plumbing for washing machine.

RECEPTION ROOM 9' 7" x 15' 0" (2.94m x 4.59m) Skylight window, double doors to garden, double glazed windows to rear elevation, laminate flooring, air com system, contemporary radiator.

CLOAKROOM Low level WC, pedestal mounted wash basin, vinyl flooring.

FIRST FLOOR LANDING Doors to all rooms, carpeted, loft access.

BEDROOM ONE 11' 10" x 12' 11" (3.63m x 3.96m) Double glazed window to front elevation, carpeted, radiator, built-in cupboard.

BATHROOM Panel enclosed bath with thermostatic mixer, close coupled WC, pedestal mounted wash basin, heated towel rail, tiled to principal areas and tiled flooring.

BEDROOM TWO 9' 1" x 8' 5" (2.77m x 2.58m) Double glazed window to rear elevation, radiator, laminate flooring, period fireplace.

BEDROOM THREE 10' 1" x 7' 4" (3.09m x 2.24m) Double glazed window to rear elevation, laminate flooring, radiator.

GARDEN Laid to artificial lawn with paved area, shrub borders, enclosed by wooden fencing and brick walls.



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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LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

EPC Graph to Follow

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
Dibbens**
estate and letting agents

OFFICE ADDRESS
1 Marmion Road, Southsea,
Hampshire, PO5 2DT

CONTACT
023 9236 1111
southsea@jeffries.co.uk
www.jdea.co.uk