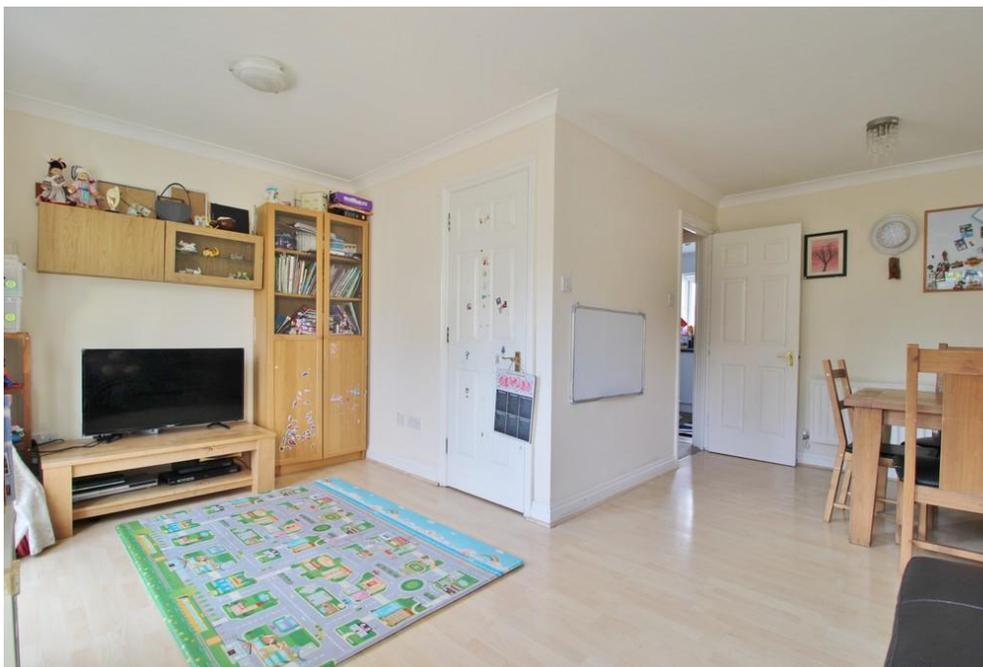


**£460,000**  
**9 Centurion Gate**  
Southsea, PO4 9TE

**FOUR BEDROOM TOWN HOUSE WITH PARKING & GARAGE!** This modern town house is positioned in the quiet and peaceful estate of Centurion Gate, situated just moments' walk away from Eastney beach. The property has been extended by the current owners to offer a flexible and spacious accommodation which is arranged over four floors. The ground floor has an integral garage, shower room and reception room/bedroom five, with the first floor offering the living space with a lovely fitted kitchen and a spacious living room leading out to the balcony. Three bedrooms and the family bathroom suite occupy the second floor, with the master bedroom with en-suite bathroom and skylight windows are on the top floor. A low maintenance garden can be found to the rear, with driveway parking for two cars at the front. An internal viewing is highly advised to fully appreciate the home and location on offer.

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**ENTRANCE** Paved driveway, composite front door to:-

**HALLWAY** Stairs to first floor landing, tiled flooring, doors to reception room, shower room and garage.

**SHOWER ROOM** 7' 3" x 3' 4" (2.21m x 1.02m) Shower cubicle with thermostatic shower, wall mounted wash basin, low level WC, tiled to principal areas and tiled flooring.

**RECEPTION ROOM** 8' 4" x 16' 2" (2.55m x 4.94m) Double glazed window to rear elevation, radiator, carpeted, double doors to garden.

**FIRST FLOOR LANDING** Stairs to second floor landing, radiator, doors to all rooms.

**KITCHEN** 8' 1" x 16' 0" (2.47m x 4.89m) Lovely fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, one and a half bowl sink and drainer unit with mixer tap, spaces and plumbing for washing machine and dishwasher, integral fridge/freezer, wall mounted boiler, tiled to principal areas and laminate flooring, radiator, double glazed window to front elevation, double doors leading to Juliette balcony.

**LIVING ROOM** 16' 8" at widest point x 16' 2" (5.10m x 4.94m) Double glazed window to front elevation, double doors to balcony, laminate flooring, radiator.

**BALCONY** Enclosed by metal railings.

**SECOND FLOOR LANDING** Doors to all rooms, airing cupboard, stairs to master bedroom.

**BEDROOM FOUR** 8' 2" x 7' 1" (2.50m x 2.17m) Double glazed window to rear elevation, carpeted, radiator.

**BEDROOM THREE** 8' 2" x 8' 9" (2.50m x 2.68m) Double glazed window to rear elevation, carpeted, radiator, built-in wardrobes.

**BEDROOM TWO** 9' 4" x 8' 8" (2.87m x 2.66m) Double glazed window to front elevation, carpeted, radiator, built-in wardrobes.

**BATHROOM** 6' 1" x 7' 1" (1.87m x 2.17m) Tiled enclosed bath with thermostatic mixer, low level WC, wall mounted wash basin, radiator, tiled to principal areas and tiled flooring, obscure double glazed window to front elevation.

**MASTER BEDROOM** 16' 2" (with restricted head height) x 12' 9" at widest point (4.93m x 3.89m) Double glazed skylight windows to front elevation, double glazed windows to rear elevation, carpeted, radiator.

**EN-SUITE** 6' 6" x 4' 1" (1.99m x 1.27m) Shower cubicle with thermostatic mixer, low level WC, pedestal mounted wash basin, heated towel rail, tiled to principal areas and tiled flooring, skylight window.

**GARAGE** 16' 6" x 8' 2" (5.05m x 2.50m) Up and over door, light and power.

**GARDEN** Laid to paving slabs with raised shingle area, enclosed by wooden fencing.





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 D

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	79	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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.



**OFFICE ADDRESS**

1 Marmion Road, Southsea,  
Hampshire, PO5 2DT

**CONTACT**

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