

**£460,000**  
**43 Collins Road**  
Southsea, PO4 9NY

THREE BEDROOMS, LOFT ROOM & SOUTH FACING GARDEN! This extended bay and forecourt property can be found along Collins Road, which is within arguably one of Southsea's most requested locations, Eastney Village! The property has been renovated and extended by the current owners and is offered to the market in a lovely condition. The ground floor accommodation comprises an entrance hall, separate living room, downstairs cloakroom and a stunning open plan kitchen/dining room with contemporary glass roof and tri-folding doors, which leads seamlessly to the southerly aspect garden. Three generously sized bedrooms and a family shower room occupy the first floor. A real addition to the home is the loft room with a skylight window and a free-standing bath. With gas central heating, double glazing, and being within walking distance of Southsea seafront and Canoe Lake, we feel this is the perfect family home. Viewing is highly advised to appreciate the home and location on offer.

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**FORECOURT** Tiled walkway, wooden front door to:-

**HALL** Stairs with carpet runner to first floor landing, laminate flooring, storage cupboard, period coving.

**LOUNGE** 15' 5" into bay x 11' 4" (4.71m x 3.46m) Double glazed bay window to front elevation, carpeted, radiator, period coving.

**KITCHEN/DINING ROOM** 21' 2" x 17' 0" at widest point (6.47m x 5.20m) Fitted kitchen comprising a range of wall and base level units incorporating wooden work surfaces, double 'Butler' sink with mixer tap, space for 'Range' style cooker, integral fridge/freezer and dishwasher, breakfast bar, log burner, tiled to principal areas, solid wood herringbone flooring, tri-folding doors, contemporary sloping glass roof.

**CLOAKROOM** Low level WC, wall mounted bowl sink, wall mounted boiler, space and plumbing for washing machine.

**FIRST FLOOR LANDING** Doors to all rooms, stairs to loft room.

**BEDROOM ONE** 12' 3" x 10' 2" (3.75m x 3.11m) Double glazed window to front elevation, radiator, exposed floorboards.

**BEDROOM TWO** 12' 5" x 9' 3" (3.80m x 2.83m) Double glazed window to rear elevation, radiator, carpeted, built-in wardrobes.

**BEDROOM THREE** 9' 9" x 7' 3" (2.99m x 2.21m) Double glazed window to rear elevation, carpeted, radiator.

**SHOWER ROOM** 6' 2" x 5' 5" (1.89m x 1.66m) Walk-in shower with thermostatic mixer and oversized shower head, glass screen, solid oak vanity shelf with countertop sink, low level WC, radiator, tiled to principal areas and tiled flooring, double glazed window to front elevation.

**LOFT ROOM** 12' 0" x 17' 2" (3.67m x 5.25m) Skylight window, carpeted, freestanding bath with mixer tap and shower attachment, tiled surround and tiled flooring, eaves storage.

**GARDEN** Southerly aspect, raised decked area, laid to artificial lawn with shrub borders, outside tap, wooden shed, enclosed by brick walls.

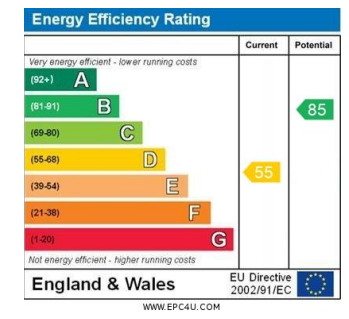


**LOCAL AUTHORITY**  
Portsmouth City Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band C

**VIEWINGS**  
By prior appointment only



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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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.



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