



£300,000
22 Darlington Road
Southsea, PO4 0NF

PERIOD THREE BEDROOM HOME WITH NO FORWARD CHAIN! An example opportunity to purchase a traditional bay and forecourt home along Darlington Road, Southsea. The home has an abundance of original features including ceiling roses, coving and exposed floors, but also provides the chance for a purchaser to renovate the property to their own style and taste. The ground floor accommodation briefly comprises; entrance hall, living room which opens through from bi-folding doors to the dining room, separate reception rooms, kitchen and cloakroom. Upstairs, there are three bedrooms and the family bathroom suite. A desirable southerly aspect garden can be found to the rear. With double glazing and gas central heating, we would advise an internal viewing at your earliest convenience to fully appreciate the potential and size on offer.





ENTRANCE Tiled forecourt, front door to:-

HALLWAY Stairs to first floor landing, storage cupboard housing consumer unit, radiator, coving, double glazed window to side elevation.

LOUNGE 14' 6" into bay x 10' 9" into recess (4.43m x 3.29m) Double glazed bay window to front elevation, period picture rail, ceiling rose, coving and high skirting boards, radiator, period double doors to:-

DINING ROOM 12' 2" x 10' 10" (3.73m x 3.31m) Double glazed window to rear elevation, radiator, period ceiling rose, coving, picture rail and high skirting boards.

BREAKFAST ROOM 10' 0" x 8' 11" (3.06m x 2.72m) Double glazed window to side elevation, radiator, storage cupboard.

KITCHEN 7' 10" x 9' 5" (2.41m x 2.88m) Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit, space for cooker, space and plumbing for washing machine, door to:-

LEAN-TO Door to garden.

WC Close coupled WC.

FIRST FLOOR LANDING Doors to all rooms, loft access, radiator, double glazed window to side elevation.

BEDROOM ONE 11' 10" x 14' 1" (3.62m x 4.31m) Double glazed window to front elevation, radiator, built-in wardrobes, picture rail.

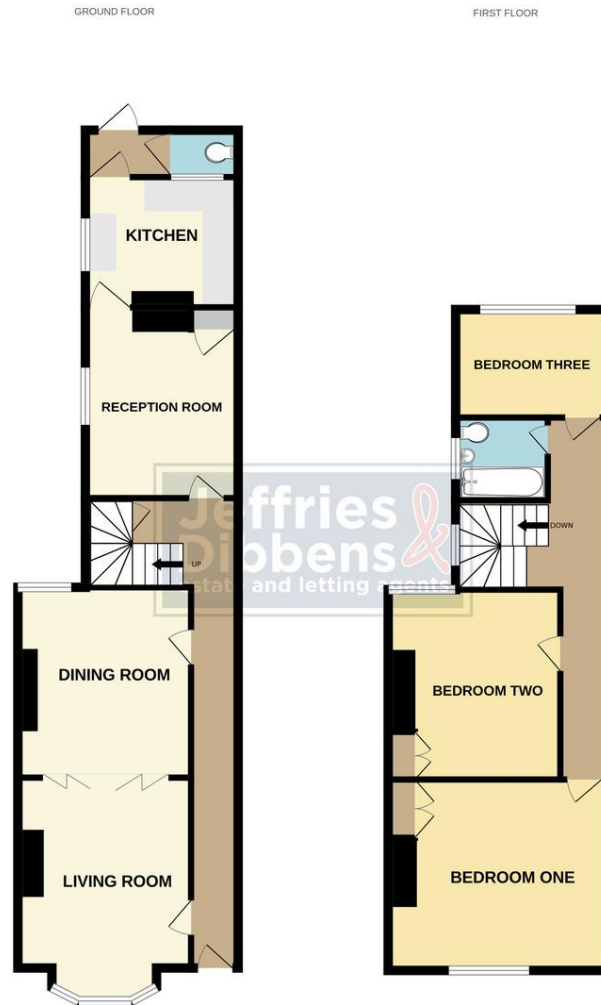
BEDROOM TWO 11' 10" x 10' 9" into recess (3.62m x 3.28m) Double glazed window to rear elevation, radiator, built-in wardrobes, picture rail.

BATHROOM 5' 9" x 5' 9" (1.76m x 1.76m) Panel enclosed bath with central tap, pedestal mounted wash basin, close coupled WC, heated towel rail, tiled to principal areas, double glazed window to side elevation.

BEDROOM THREE 6' 0" x 8' 10" (1.84m x 2.70m) Double glazed window to rear elevation, radiator, wall mounted combination boiler.

GARDEN South facing, laid to paving with shrub borders, enclosed by brick walls.





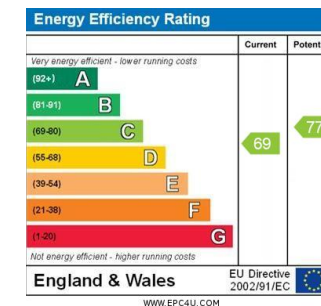
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2026

LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only



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