

**£220,000**  
**81 Jessie Road**  
PO4 0EL



MODERN TWO BEDROOM HOME WITH NO FORWARD CHAIN! This mid terraced home is located along Jessie Road, a popular location in the heart of Southsea with Fratton train station just a short walk away. The internal accommodation is well-presented and briefly comprises; entrance hall, two separate reception rooms, modern shower room and fitted kitchen on the ground floor. The first floor offers two double bedrooms, both with built-in wardrobes. To the rear, there is a low maintenance enclosed garden. With gas central heating, double glazing and no forward chain, this would make an ideal first time or investment purchase due to the location and accommodation on offer. Viewings can be arranged by calling our Southsea office.





**FORECOURT** Enclosed by brick walls, double glazed door to:-

**HALL** Stairs to first floor landing, radiator, vinyl flooring, doors to all rooms.

**LOUNGE** 10' 2" x 8' 9" (3.11m x 2.67m) Double glazed window to front elevation, carpeted, radiator, built-in wardrobe.

**DINING ROOM** 10' 3" x 12' 11" (3.13m x 3.95m) Double glazed window to rear elevation, radiator, carpet and vinyl flooring, storage cupboard, door to:-

**KITCHEN** 10' 7" x 8' 7" (3.23m x 2.63m) Fitted kitchen comprising a range of wall and base level units incorporating square edge work surfaces, stainless steel sink and drainer unit, space and plumbing for washing machine, space for fridge/freezer, electric oven and induction hob, wall mounted boiler, vinyl flooring, radiator, double glazed window to side elevation.

**LOBBY** Double glazed door to garden, vinyl flooring.

**SHOWER ROOM** 8' 1" x 5' 1" (2.47m x 1.57m) Walk-in shower cubicle with thermostatic shower and oversized shower head, combined vanity unit housing WC and wash basin, heated towel rail, vinyl flooring, double glazed window to side elevation.

**FIRST FLOOR LANDING** Doors to both bedrooms.

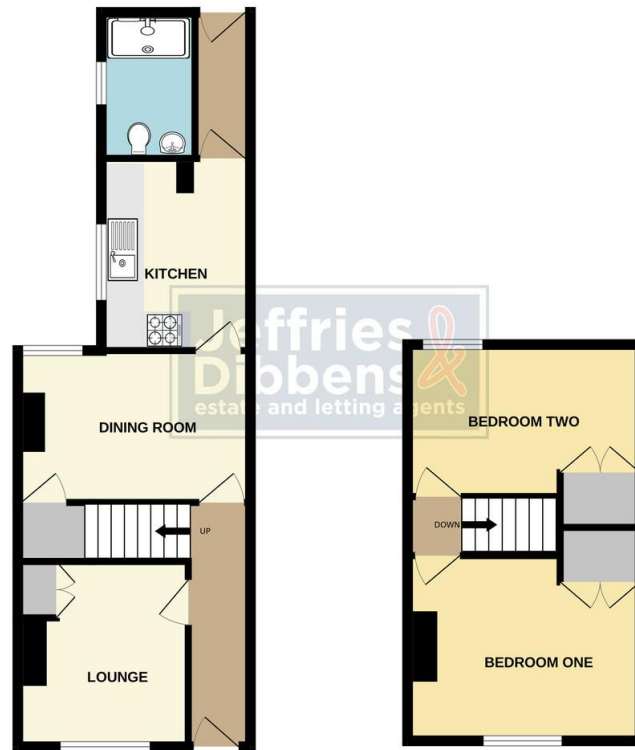
**BEDROOM ONE** 10' 2" x 13' 3" (3.11m x 4.04m) Double glazed window to front elevation, carpeted, radiator, built-in wardrobes.

**BEDROOM TWO** 10' 4" x 13' 0" (3.15m x 3.98m) Double glazed window to rear elevation, carpeted, radiator, built-in wardrobes.

**GARDEN** Laid to paving, enclosed by wooden fencing.

GROUND FLOOR

FIRST FLOOR



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	69	
(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	
<small>WWW.EPC4U.COM</small>		

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 &**  
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