



48 Kassassin Street, Southsea, Hampshire, PO4 9PT

TOWN & COUNTRY
SOUTHERN

- An Impressive Mid-Terrace Family Home
- Two Bedrooms, En-Suite & Family Bathroom
- 23' Living/Dining Room
- Downstairs Cloakroom & Utility Room
- Enclosed Westerly Facing Rear Garden
- Walking Distance to Eastney Beach & Waterfront
- Close to Amenities, Shops & Catchment for Local Schools (subject to confirmation)
- Viewing Highly Recommended
- £300,000 - Freehold

PROPERTY SUMMARY

An impressive mid-terrace family home which has been modernised by the current owners and comprises: hallway, 23'10" living/dining room with log burner, fitted kitchen, utility room and cloakroom on the ground floor. On the first floor is a family bathroom and two bedrooms, the principal bedroom benefits from an en-suite shower room. To the rear is a courtyard style patio leading onto lawned westerly facing garden with mature trees. The location is ideal for commuters with excellent road links nearby, the beaches of both Eastney and Southsea waterfront are within walking distance along with many everyday amenities. Viewing of this immaculate home is strongly recommended to appreciate the accommodation and location on offer.

ENTRANCE

Newly fitted UPVC double glazed door with panel over leading to:

HALLWAY

Herringbone Amtico flooring, contemporary style tall radiator, stairs rising to first floor, arched opening leading to dining room.

DINING ROOM

12' 2" x 9' 11" (3.71m x 3.02m) Matching flooring, ornate ceiling rose and coving, French doors to rear garden, understairs storage cupboard.



LIVING ROOM

11' 8" x 9' 11" (3.56m x 3.02m) Double glazed sash window to front aspect with plantation shutter blinds, matching flooring, ornate ceiling rose and coving, chimney breast with slate hearth, Chesneys Salisbury log burner and wooden mantle over, contemporary style tall radiator.

KITCHEN

10' 11" x 8' 8" (3.33m x 2.64m) White painted country style wall and floor units with wood block work surface, white inset single drainer ceramic sink with mixer tap, space for cooker with shelving to one side, space for fridge/freezer, double glazed window to side aspect, vinyl flooring, door to inner lobby.

INNER LOBBY

Double glazed door to rear garden, doors to cloakroom and utility room.

CLOAKROOM

Low level w.c.

UTILITY ROOM

Space and plumbing for washing machine, boiler supplying domestic hot water and central heating (not tested).

FIRST FLOOR

Landing with balustrade, access to fully boarded loft via extendable ladder, panelled doors to primary rooms.

BEDROOM 1

14' 10" x 9' 11" (4.52m x 3.02m) Double glazed window to front aspect with plantation shutter blinds, picture rail, ceiling coving, Amtico flooring, radiator, ceiling spotlights, door to en-suite shower room.

EN-SUITE SHOWER ROOM

Ceramic tiled shower cubicle with glass screen and drench style hood and separate shower attachment, wash hand basin, wall mounted wash hand basin with mirror and light over, ceiling spotlights and extractor fan, picture rail.

BATHROOM

Newly fitted bathroom suite comprising: free standing oval bath with freestanding chrome mixer tap and shower attachment, wooden night stand unit with circular wash hand basin and free standing mixer tap, cupboards and drawers under, low level w.c., Amtico flooring, double glazed sash window to rear aspect with plantation shutter blind, ceiling spotlights, extractor fan.

BEDROOM 2

10' 11" x 8' 8" (3.33m x 2.64m) Double glazed window to rear aspect with plantation shutter blinds, radiator, Amtico flooring.

OUTSIDE

To the rear accessible from the dining room is a patio with BBQ area, cold water tap, lawned westerly facing rear garden with mature fig, apple and plumb trees, raised flower beds, the garden is enclosed by brick walls on both sides.

AGENTS NOTES

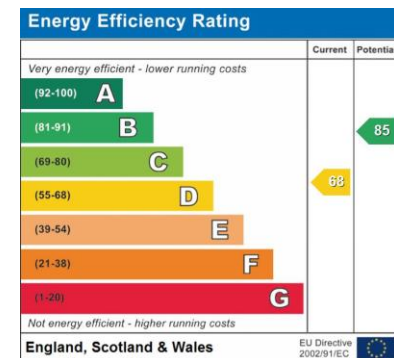
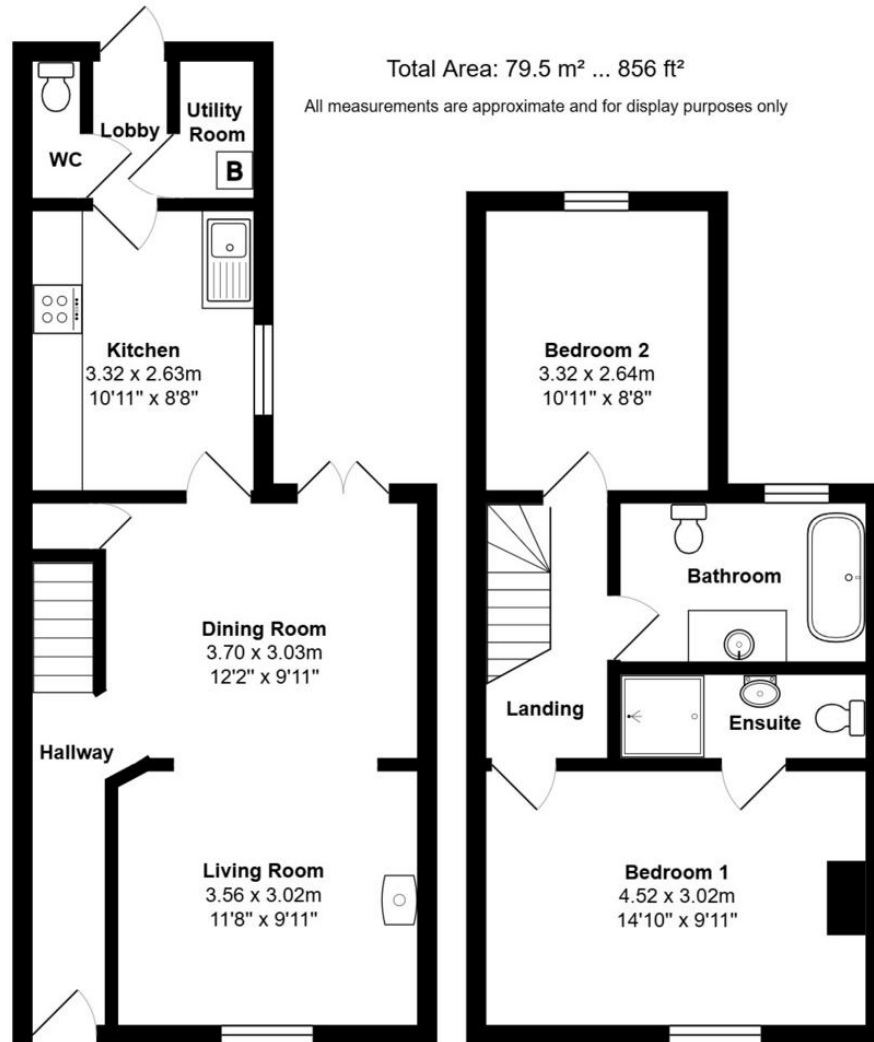
Council Tax Band B – Portsmouth City Council

Broadband – ADSL/FTTC/FTTP Fibre Checker
(openreach.com)

Flood Risk – Refer to - (GOV.UK (check-long-term-flood-risk.service.gov.uk)

AML Checks - By Law and in compliance with HMRC regulations, all agents are required to carry out Anti-Money Laundering (AML) checks on any buyer(s) who submit a successful offer. A non-refundable administration fee of £60 inc. VAT to cover these costs is payable by the buyer(s) before the sales transaction can be progressed.





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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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