

£325,000
65 Salterns Avenue
Southsea, PO4 8QJ

EXTENDED TWO BEDROOM HOME WITH STUNNING KITCHEN! This beautifully presented mid-terraced home, situated in the ever-popular residential location of Salterns Avenue, has been thoughtfully renovated and extended by the current owners to create a stylish and welcoming home. The ground floor accommodation briefly comprises an entrance porch leading into a bright and airy living room, complete with a charming bay window and feature log burner, a beautifully appointed family bathroom with a freestanding roll-top bath, and an impressive open-plan kitchen/dining room. Undoubtedly the heart of the home, this fantastic space boasts a central island and bi-folding doors that seamlessly connect the indoors with the garden. The first floor offers two generous double bedrooms and a contemporary shower room, with stairs rising to a versatile loft room, currently utilised as a bedroom, featuring two skylight windows and a walk-in wardrobe. Externally, the rear garden has been designed with low maintenance in mind, providing an ideal space for relaxing or entertaining. The garden also benefits from a substantial outbuilding, offering excellent versatility as a workshop, home office, gym or bar. Further benefits include gas central heating and double glazing throughout. With so much on offer, we would strongly recommend arranging an internal viewing at your earliest opportunity.





FORECOURT Paved forecourt, double glazed door to:-

PORCH Tiled flooring, door to:-

HALL Stairs to first floor landing, door to:-

LOUNGE 14' 11" x 12' 10" (4.55m x 3.93m) Double glazed bay window to front elevation, cast iron radiator, carpeted, log burner.

BATHROOM 7' 9" x 8' 3" (2.37m x 2.52m) Freestanding roll top bath with mixer tap, close coupled WC, wall mounted wash basin, tiled to principal areas and tiled flooring, heated towel rail.

KITCHEN/DINER 26' 11" at furthest point x 14' 5" (8.21m x 4.40m) Stunning fitted kitchen comprising a range of wall and base level units incorporating 'Quartz' work surfaces, sink and drainer unit with mixer tap, double electric oven, integral fridge/freezer, washing machine and microwave, island incorporating induction hob and breakfast bar, mirrored tiles to principal areas, 'Herringbone' vinyl flooring, log burner, bi-fold doors, double glazed window to rear elevation.

FIRST FLOOR LANDING Doors to all rooms, carpeted.

BEDROOM ONE 11' 11" x 9' 6" (3.65m x 2.91m) Double glazed window to front elevation, carpeted, built-in wardrobes, radiator.

BEDROOM TWO 10' 9" x 8' 5" (3.30m x 2.57m) Double glazed window to rear elevation, laminate flooring, radiator, built-in cupboards.

SHOWER ROOM 7' 7" x 7' 6" (2.33m x 2.30m) Shower cubicle with electric shower, close coupled WC, double glazed window to rear elevation, stairs to:-

LOFT ROOM 15' 3" x 14' 11" (4.65m x 4.57m) Skylight windows to rear elevation, solid wood flooring, built-in wardrobes.

GARDEN Laid to artificial lawn, personal door to:-

OUTBUILDING 9' 8" x 17' 1" (2.97m x 5.23m) Laminate flooring, power and light.





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 C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	75 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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