



Nesbits

Established 1921

24 Leopold Street, Southsea, PO4 0JZ

Price £245,000

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Enjoying a sought-after and exceptionally convenient cul-de-sac location south of Albert Road, this comprehensively refurbished TWO BEDROOM HOUSE benefits from a generous 34ft westerly garden with rear access, 17ft fitted & equipped kitchen, upstairs shower room, replacement double-glazing and gas fired central heating. An excellent opportunity for first time buyers and those down-sizing in particular. Leopold Street lies just a short distance from the junction of Albert Road with St Ronans Road, tucked away, yet some half a mile only from both Southsea Town Centre (Palmerston Road Shopping Precinct) and The Seafront - perfectly placed for ready access to a wide range of public amenities, including: local shops and eateries, leisure and recreation facilities, main-line station, bus services, schools, and the Kings Theatre.



Part of a terrace of similar houses, No. 24 itself features rendered elevations under a modern, tiled roof. To the rear is a delightfully sunny garden which, at some 34ft x 13ft, is above average in size. In our opinion, a first-class example of its type, offered by motivated sellers, and recommended for internal inspection. Full details are as follows:

UPVC and obscure double-glazed front door to:

LOBBY

Cupboard housing gas meter. Pair of obscure-glass inner doors to:

DINING ROOM

13'1 x 12'6 (3.99m x 3.81m)

Coved ceiling. UPVC replacement double-glazed window to front elevation. Double panel radiator. Cupboard housing electricity meter. Semi open-plan staircase to first floor. Opening through to:

LIVING ROOM

13'1 x 9'3 (3.99m x 2.82m)

Coved ceiling. UPVC replacement double-glazed window to rear elevation. Useful storage cupboard

under stairs. Double panel radiator. Part-glazed door to:

DUAL-ASPECT KITCHEN

17'7 x 5'7 (5.36m x 1.70m)

Comprehensively fitted and equipped with: base and wall cupboards, work surfaces, single drainer stainless steel inset sink with mixer tap, fan-assisted electric oven, 4-ring gas hob with extractor canopy, dishwasher, refrigerator, and washing machine/tumble dryer. Space for upright freezer. Cupboard housing 'Ideal' gas fired central heating and hot water boiler. Single panel radiator. UPVC replacement double-glazed windows to the side and rear. Part obscure double-glazed door to garden.

FIRST FLOOR

LANDING

SHOWER ROOM & W.C.

Contemporary white suite comprising: low flush w.c. with concealed cistern, inset handbasin with mixer tap, and large capacity shower cubicle having 'Mira' mixer. Vertical radiator/towel rail. Tiled walls. UPVC replacement obscure double-glazed window. 4 recessed ceiling spotlights.

BEDROOM ONE

13'1 x 9'4 (3.99m x 2.84m)

Coved ceiling. Built-in wardrobe and storage cupboard. Single panel radiator. UPVC replacement double-glazed window to front elevation.

BEDROOM TWO

9'3 x 7'2 (2.82m x 2.18m)

Coved ceiling. UPVC replacement double-glazed window to rear elevation. Access to Loft Space.

OUTSIDE

REAR: Depth: 34'7 (10.54m) Width: 13'8 (4.17m) Generous garden with westerly aspect, laid to paving with walled surround. Water tap. Rear pedestrian access.

COUNCIL TAX

Band 'B' - £1,782.77 per annum (2026-27).

EPC

Energy Rating 'D' (Floor Area 64 sq m approx).

VIEWING

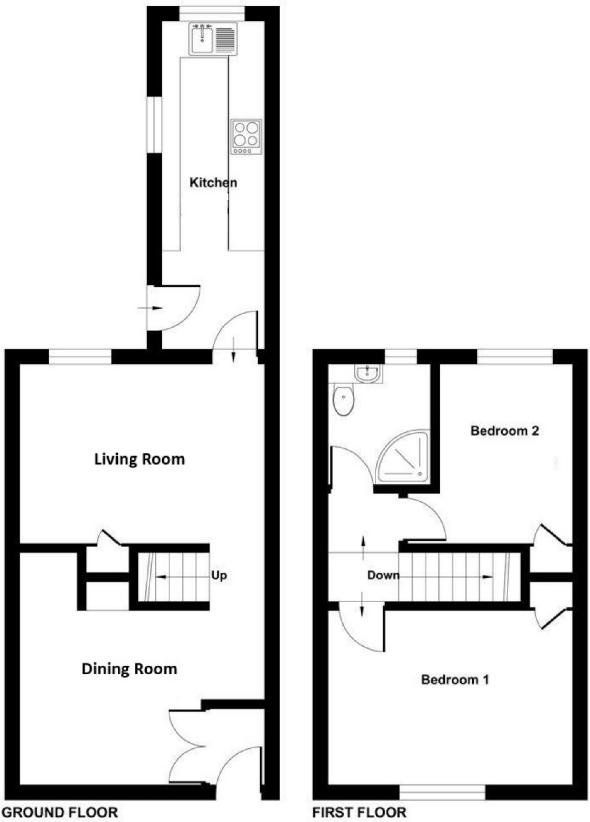
By appointment with
D. M. NESBIT & Co.
(18137/064426)







Approximate Area = 698 sq ft / 64.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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