



£575,000
30 St. Davids Road
Southsea, PO5 1QN

FOUR BEDROOM END OF TERRACE HOME IN CENTRAL SOUTHSEA! A lovely example of a Victorian home located within Conservation Area No. 30 in central Southsea..... An opportunity to buy in the rarely available situation of St. Davids Road, Southsea. This well-appointed end of terrace home offers four good size bedrooms, and a beautifully fitted family shower room on the first floor. To the ground floor are two large reception rooms, both with fireplaces, WC, and a stunning open-plan kitchen/dining room with central island. The rear garden offers an inviting walled retreat with patio and decked areas, and side pedestrian access. The property is double glazed, has gas central heating, and benefits from a cellar and larger than average front forecourt. Internal viewing is a must and can be arranged by calling our Marmion Road branch today.

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ENTRANCE HALL Engineered oak wooden flooring, double glazed window to side aspect, door leading to cellar, doors leading to:

LIVING ROOM 16' 11" into bay x 12' 11" into recess (5.18m x 3.94m) Double glazed sash bay window to front aspect with fitted window shutters, laminate flooring, double radiator, inset wood burner with hearth, period ceiling rose and ornate cornice.

OFFICE 13' 11" into recess x 10' 6" into recess (4.25m x 3.21m) Double glazed window to rear aspect, laminate flooring, period fireplace with ornate surround, period ceiling rose and cornice.

CLOAKROOM Combined vanity unit housing wash basin and close coupled WC, tiled to principal areas and tiled flooring, double glazed window to side elevation.

KITCHEN/DINER 26' 1" x 10' 9" (7.96m x 3.24m) Stunning fitted two tone kitchen comprising a range of wall and base level units incorporating 'Quartz' work surfaces, one and a half bowl sink with drainer grooves and mixer boiler water tap, induction hob with central extractor fan, double oven, integral dishwasher, spaces and plumbing for washing machine and fridge/freezer, cupboard housing boiler, central island with breakfast bar, bi-folding doors, dual aspect double glazed windows.

SPLIT LEVEL LANDING Access to loft via pull down ladder, period decorative cupboards, doors leading to:-

BEDROOM ONE 16' 11" into bay x 16' 11" into recess (5.18m x 5.17m) New double glazed sash window to front aspect with fitted wooden shutters, further double glazed sash bay window to front aspect with fitted wooden shutters, period fireplace with ornate marble surround, double radiator, carpet throughout, built-in wardrobes and further built in storage cupboard.

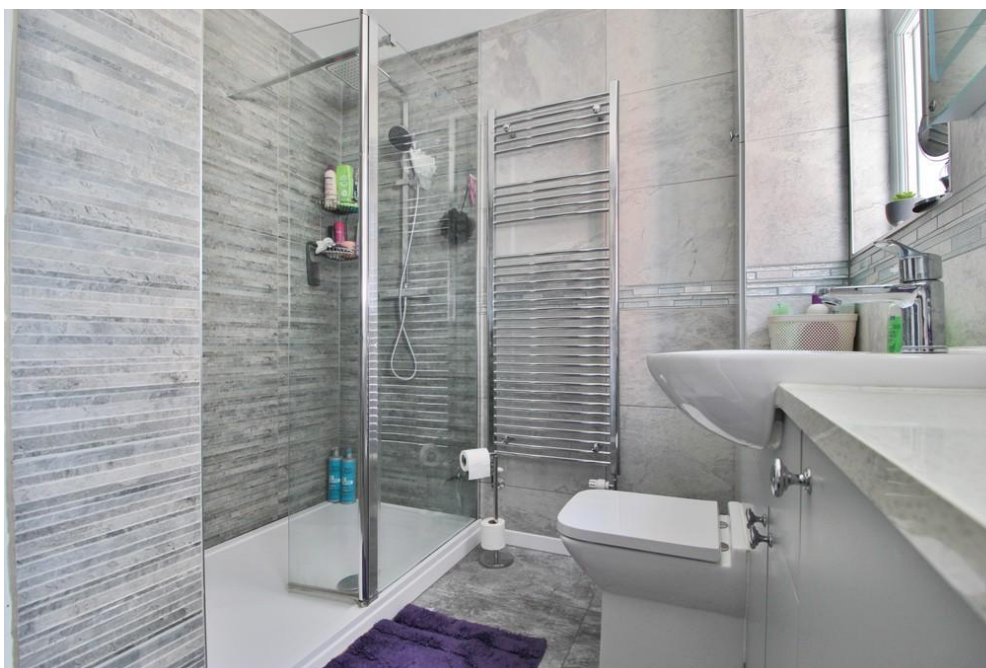
BEDROOM TWO 13' 11" x 10' 6" into recess (4.25m x 3.21m) Double glazed window to rear aspect, radiator, built-in period storage cupboard, period fireplace with wooden surround, carpet throughout.

BEDROOM THREE 10' 11" x 10' 9" into recess (3.33m x 3.30m) Double glazed window to rear aspect, carpet throughout, radiator.

BEDROOM FOUR 9' 8" x 7' 9" (2.97m x 2.38m) Double glazed window to side aspect, radiator, carpet throughout.

SHOWER ROOM 8' 7" x 7' 9" (2.62m x 2.37m) Walk-in shower cubicle with thermostatic shower, combined vanity unit housing WC and wash basin, heated towel rail, tiled to principal areas and tiled flooring, two double glazed windows to side elevation.

REAR AND SIDE GARDEN 49' 2" x 20' 6" (15.00m x 6.26m) Mainly laid to flagstones, fully enclosed, side pedestrian access, mature raised flower borders.





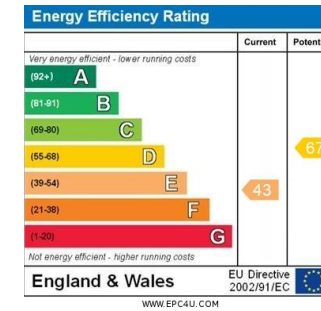
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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.



OFFICE ADDRESS
1 Marmion Road, Southsea,
Hampshire, PO5 2DT

CONTACT
023 9236 1111
southsea@jeffries.co.uk
www.jdea.co.uk