

bushnell porter



Goodwood Road Southsea PO5 1NW



- Entrance hall
- Front aspect lounge area
- Rear aspect dining area
- Panel effect rear aspect kitchen
- Two bedrooms
- White four piece upstairs bathroom suite
- Gas central heating
- Double glazing
- Enclosed rear garden
- Situated just north of Albert Road



Independent Estate Agents

28 Marmion Road, Southsea, Hampshire PO5 2BA
t: 023 9283 2828 e: southsea@bushnell-porter.com w: www.bushnell-porter.com

Directors: Tim Kingsbury, Marcus Redmayne-Porter
Registered in England and Wales No. 3184424 Registered Office: Gateway House, Tollgate, Chandlers Ford SO53 3YA

Other Offices in Hampshire



A two bedroom two reception room house situated just north of Albert Road with four piece upstairs bathroom suite.

ACCOMMODATION

ENTRANCE HALL via Georgian part panelled part frosted single glazed front door with frosted single glazed fanlight over, high level cupboards housing gas and electric meters, wood grain oak effect flooring, understairs storage area, stairs rising to first floor with banister and spindles, central heating room thermostat, entrance hall opening out onto dining area/lounge

LOUNGE/DINING ROOM 21ft 7 (6.59m) reducing to 10ft 7 (3.23m) x 10ft 3 (3.12m) reducing to 8ft 2 (2.50m) dual front to rear aspect room, to the front a double glazed period style sliding sash window, to the rear a double glazed picture window overlooking utility area, two panel radiators, part carpeted part oak effect flooring leading into dining area.

KITCHEN 11ft 10 (3.61m) x 8ft 5 (2.57m) dual side and rear aspect room, to the side door frame leading through to utility area with adjacent double glazed window, to the rear double glazed windows overlooking artificially turfed rear garden. Kitchen comprising of panel effect shaker design units with brass effect furniture, single bowl single drainer enamel inset sink unit with monobloc mixer tap over, white rolled edge work surfaces with tiled splashback, range of storage cupboards and drawers under, eye level storage cupboard housing boiler, integrated fridge/freezer, built-in electric oven with four ring gas hob and cooker hood over, oak effect flooring, inset ceiling spotlights.

UTILITY AREA 12ft (3.65m) x 4ft (1.22m) rear aspect room via part panelled part double glazed door leading out onto rear garden, wood grain effect flooring, space for washing machine with adjacent panel effect storage cupboard below marble effect work surfaces with tiled splashback, double glazed polycarbonate roof, electric panelled radiator.

FIRST FLOOR GALLERIED LANDING access to roof space, inset ceiling spotlights, period style panelled doors to all rooms.

BEDROOM 1 13ft 4 (4.07m) x 10ft 7 (3.22m) front aspect room via double glazed sliding sash window, panel radiator, built-in his and hers hanging rail and storage shelf.

BEDROOM 2 10ft 7 (3.22m) x 8ft 2 (2.51m) rear aspect room via double glazed window overlooking rear garden, panel radiator.

BATHROOM 11ft 9 (3.60m) reducing to 9ft 2 (2.80m) x 8ft 4 (2.55m) max., rear aspect room via frosted double glazed window, white four piece suite comprising standalone roll top ball and claw bath with chrome bath/shower mixer, close coupled wc, ceramic rectangular wash hand basin with chrome monobloc mixer tap and pop-up waste, two white high gloss storage drawers below with brushed steel effect furniture, walk-in shower cubicle two tiled walls and glazed screens, chrome shower mixer with separate handheld shower head and principle sunflower shower head over, feature roll top radiator, tiling to dado level, inset ceiling spotlights.

OUTSIDE to the rear of the property there is an easterly enclosed rear garden approximately 13ft 9 (4.19m) x 15ft 7 (4.75m) artificially turfed garden area, raised flower borders, decked area.

PARKING PERMIT ZONE – MD - Annual Fees apply, for current rates see Portsmouth City Council link - <https://www.portsmouth.gov.uk/services/parking-roads-and-travel/parking/resident-parking-permits/>

COUNCIL TAX – Portsmouth City Council – Band B - £1,782.44 (2026/2027)

FREEHOLD

BROADBAND/MOBILE SUPPLY CHECK – online at ‘Ofcom checker’ OR via the following link - <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

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The Floor Plan is For Guidance Only And is Not To Scale

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

