

bushnell porter



Albany Road Southsea PO5 2AB



- Entrance hall
- Shower room
- Ground floor family room
- Kitchen/breakfast room
- Utility room
- Hall floor lounge and dining room
- Balcony off of lounge overlooking rear garden
- Two first floor bedrooms
- Family bathroom
- Two top floor bedrooms
- Good sized enclosed tiered rear garden
- Period features throughout
- Internal inspection highly recommended



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

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A four bedroom three reception room semi-detached period house arranged over four floors which has the benefit of a good sized split level rear garden with the property situated in Central Southsea.

ACCOMMODATION

LOWER GROUND FLOOR porcelain floor tiles leading through to kitchen, understairs storage area, cupboard housing electric meter and fuses, painted staircase rising to entrance hall level, boiler cupboard via natural wood panelled door with wall mounted boiler and lagged water cylinder, panelled radiator.

UTILITY ROOM space for washing machine, space for freestanding fridge/freezer, rear aspect double glazed window overlooking rear garden, adjacent wooden panelled door leading to rear garden, cupboard housing space for tumble dryer and shelving, tiled flooring, natural wood panelled door to kitchen.

KITCHEN 14ft 2 (4.32m) x 12ft 6 (3.82m) reducing to 11ft 3 (3.43m) cottage style panel effect kitchen with enamel furniture comprising rectangular resin inset sink with chrome monobloc mixer tap over, granite work surfaces with tiled splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards with under pelmet, under pelmet lighting, eyelevel cutlery drawers and shelving, integrated dishwasher, 'Aga' cooker set into original chimney breast, centre island unit with granite effect work surfaces, storage drawer below, breakfast bar overhang, double glazed French doors opening out onto tiered decked and lawned rear garden.

BREAKFAST ROOM/FAMILY ROOM 15ft 2 (4.63m) x 14ft (4.26m) plus front aspect bay window with period style sash, central chimney breast with wooden mantle and surround, exposed natural wood floorboards, panelled radiator, natural wood double doors leading through to kitchen.

HALL FLOOR ENTRANCE HALL via part panelled part frosted coloured single glazed front door with matching fanlight over, panelled radiator, stairs rising to upper floors and down to lower ground floor, wood grain effect flooring, period plaster arch, period panelled doors to lounge, dining room and shower room.

SHOWER ROOM 6ft 7 (2.01m) x 5ft 8 (1.74m) rear aspect room via frosted double glazed window, three piece suite comprising corner shower cubicle with two tiled walls, glazed door/screen, close coupled wc, rectangular wash hand basin with chrome monobloc mixer tap, storage cupboard below, chrome towel rail/radiator, tiling to all walls from floor to ceiling, tiled flooring.

LOUNGE 14ft 3 (4.35m) x 12ft 8 (3.87m) reducing to 11ft 7 (3.53m) rear aspect room via single glazed French doors with shutters opening out onto balcony overlooking rear gardens, central chimney breast with stone effect mantle and surround, slate hearth, feature log burning stove, period ceiling coving and decorative ceiling rose, period panelled double doors opening out onto dining room.

BALCONY with wrought iron railings with views over rear gardens.

DINING ROOM 14ft (4.27m) x 14ft 9 (4.52m) plus front aspect bay window with plantation blinds, central chimney breast with wooden mantle and surround, period skirting boards, coving and decorative ceiling rose, wood grain effect flooring throughout lounge and dining room, feature vertical radiator.

HALF LANDING with banister and wrought iron spindles rising to first floor, archway with natural wood period panelled door leading through to bathroom.

BATHROOM 6ft 8 (2.05m) x 5ft 10 (1.78m) three piece suite comprising deep roll top ball and claw standalone bath with chrome handheld shower head over, chrome waterfall bath mixer, tiled shelf, close coupled wc, rectangular ceramic wash hand basin with chrome monobloc mixer tap and pop-up waste, white high gloss storage cupboard below with chrome furniture, tiling to all walls from floor to ceiling, towel rail/radiator, frosted rear aspect arched double glazed window, recessed arched mirror.

FIRST FLOOR LANDING with feature arched front aspect window, natural wood period panelled doors to bedroom one and bedroom two, staircase rising to second floor, feature curved ceiling, wall light point.

BEDROOM 1 15ft 1 (4.61m) x 14ft (4.26m) front aspect room via period sash window with built-in plantation blinds, central chimney breast with wooden mantle and surround, decked cast iron back and grate, underfloor heating, natural wood door leading through to 'Jack and Jill' shower room shared with bedroom two.

SHOWER ROOM white three piece suite comprising corner shower cubicle with two tiled walls, glazed door/screen, chrome shower mixer with sunflower shower head over, wc, oval ceramic wash hand basin with chrome monobloc waterfall mixer tap standing on tiled worksurface with storage cupboard below, mirror behind, part panelled part frosted glazed door to bedroom two, tiled flooring.

BEDROOM 2 12ft 9 (3.89m) reducing to 11ft 7 (3.53m) x 11ft 1 (3.39m) rear aspect room via double glazed French doors opening out onto Juliet balcony with wrought iron railings overlooking rear gardens, plantation blinds, period cast iron fire surround with cast iron mantle, decorative back and cast iron grate, wood grain effect flooring, underfloor heating.

SECOND FLOOR LANDING with natural wood panelled door to storage cupboard, natural wood panelled doors to bedroom three and bedroom four.

BEDROOM 3 14ft (4.28m) x 10ft 10 (3.31m) part restrictive head height sloping feature ceiling, feature arched front aspect period sash window, chimney breast with wooden mantle and surround, cast iron back and grate, wood grain effect flooring, feature vertical radiator with mirrored insert.

BEDROOM 4 11ft 1 (3.38m) reducing to 9ft 9 (2.97m) x 11ft 4 (3.47m) part restrictive feature sloping head height ceiling, rear aspect double glazed window overlooking rear gardens, panelled radiator, wooden mantle and surround, cast iron back and grate.

OUTSIDE to the front of the property there is a tiled pathway leading to steps to the main front door, outside courtesy light, deep forecourt with slate chipped flower border. To the rear of the property there is an enclosed tiered part decked part lawned rear garden approximately 45ft (13.73m) x 20ft 6 (6.26m) (measurements approximate) plus recess, decked area with brick built shelving, brick built cupboard, brick flower borders with flowers and shrubs, steps rising to main lawn area with further flower borders with mature flowers and shrubs, rear patio area.

NB: AGENTS NOTES this property is in a conservation 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 E - £2,800.98 (2026/2027) - FREEHOLD

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

