

bushnell porter



Pelham Road Southsea PO5 3DT



- Entrance hall
- Through lounge/dining room
- Breakfast room
- Kitchen
- Lean to with ground floor wc
- Mezzanine level with bathroom and separate wc
- Two first floor bedrooms
- Second mezzanine
- Bedroom three
- Gas central heating
- Double glazing
- Enclosed paved and lawned rear garden
- Central Southsea location



Independent Estate Agents

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A three bedroom mid terrace house situated in a conservation area in the centre of Southsea that has been occupied by the current owner for over 50 years and is being sold with no forward chain.

ACCOMMODATION

ENTRANCE HALL via panelled front door with frosted single glazed fanlight over, high level cupboard housing electric meter and fuses, period skirting boards, dado rail, picture rail, coving and decorative plaster arch, natural wood period panelled door to lounge and breakfast room, part panelled part frosted double glazed side aspect door to rear garden, door to understairs storage cupboard, panelled radiator.

LOUNGE/DINING ROOM 25ft 4 (7.72m) reducing to 12ft 6 (3.82m) x 13ft (3.98m) reducing to 11ft (3.35m) L-shaped front to rear aspect room via double glazed windows, two panelled radiators, television point, two chimney breasts one with wooden mantle and surround, marble effect back and hearth, period skirting boards, picture rail, coving and decorative ceiling rose plus pine tongue and groove panelled ceiling to dining area.

BREAKFAST ROOM 10ft 2 (3.12m) x 9ft 6 (2.90m) plus recess, side aspect room via double glazed window, panelled radiator, built-in storage cupboard via louvered doors, door frame leading through to kitchen.

KITCHEN 9ft 7 (2.93m) reducing to 5ft 6 (1.69m) x 9ft 8 (2.95m) reducing to 6ft 10 (2.09m) dual side and rear aspect room, to the side double glazed window, to the rear part panelled part single glazed door leading to rear lean to, kitchen comprising cream panel effect units with enamel furniture, single bowl single drainer stainless steel inset sink unit with chrome monobloc mixer tap over, wood block effect work surfaces, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards, space for cooker, space for washing machine, vinyl flooring, sloping ceiling with inset ceiling spotlights, tongue and groove wooden panelling to all walls, space for freestanding fridge/freezer.

LEAN TO 10ft 2 (3.11m) x 3ft 8 (1.14m) rear aspect single glazed windows overlooking paved and lawned rear garden, side wooden door leading to rear garden, tongue and groove panelled door leading through to ground floor wc.

GROUND FLOOR WC comprising low level suite.

FIRST MEZZANINE LEVEL via staircase from entrance hall with natural wood banister and spindles, return staircase with further natural wood banister and spindles rising to first floor.

FIRST FLOOR WC comprising low level suite, frosted side aspect single glazed window.

BATHROOM 11ft 5 (3.48m) x 9ft 4 (2.85m) easterly facing rear aspect room via double glazed window overlooking rear gardens, panel enclosed bath with chrome taps and tiled surround, pedestal wash hand basin with chrome taps and tiled splashback, strip light and shaver point, panelled radiator, period skirting boards and picture rail.

FIRST FLOOR LANDING panelled radiator, stairs rising to second mezzanine level, access to roof space via pull down ladder.

BEDROOM 2 12ft 4 (3.76m) x 11ft (3.34m) easterly facing rear aspect room via double glazed window, panelled radiator, period picture rail.

BEDROOM 1 14ft (4.29m) x 12ft 6 (3.81m) westerly facing front aspect room via double glazed window, built-in triple wardrobes concealing hanging rail and storage shelf space (measurements taken to built-in wardrobes), panelled radiator, period picture rail.

SECOND MEZZANINE LEVEL landing with period panelled door leading to cupboard housing boiler, period panelled door to bedroom 3.

BEDROOM 3 11ft 6 (3.51m) x 9ft 4 (2.86m) part sloping ceiling, easterly facing rear aspect double glazed window, panelled radiator.

OUTSIDE to the front of the property there is a forecourt approach with tiled pathway, to the rear of the property there is an enclosed easterly facing good sized paved and lawned rear garden, paved patio area leading out onto main lawn area with well stocked flower borders with mature flowers and shrubs, space for timber shed, further side storage area approximately 29ft 2 (8.90m) x 7ft (2.13m) paved patio area, outside tap.

NB: AGENTS NOTES an internal inspection is highly recommended to appreciate the potential that this first time to the market for over 50 years, three bedroom split level property arranged over several floors has to offer that is situated in the popular central Southsea location of Pelham Road.

PARKING PERMIT ZONE – KD - 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 D - £2,291.71 (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>

SCAN QR CODE FOR DIRECT ACCESS TO ALL OUR PROPERTIES



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

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REF: TK/SC/280826/4882



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

