

bushnell porter



Francis Avenue Southsea PO4 0ER



- Entrance hall with cellar
- Front aspect lounge with bay window
- Dining room opening out onto kitchen with island unit and breakfast bar
- Utility room
- White three piece ground floor bathroom suite
- Side conservatory
- Four bedrooms
- White three piece first floor family bathroom
- Split level paved and coloured stone rear garden with full width shed/workshop
- Improved works carried out by current owner
- No forward chain



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A four bedroom two reception room two bathroom family home having been recently improved by the current owner.

ACCOMMODATION

ENTRANCE HALL via part panelled part frosted double glazed front door with adjacent frosted double glazed window, panelled radiator, period skirting boards and dado rail, period banister, carved spindles and newel post, understairs panelling, panel effect door with chrome furniture to lounge, plain plastered ceiling with inset ceiling spotlights.

CELLAR split into two areas, with sensor light, gas and electric meters and fuses, work bench.

LOUNGE 12ft 8 (3.87m) x 11ft 6 (3.51m) plus front aspect double glazed bay window approximately 6ft 8 (2.03m) x 2ft 1 (0.88m) central chimney breast with wooden mantle and surround, cast iron back and grate, panelled radiator, period skirting boards, picture rail and decorative ceiling coving, plain plastered ceiling.

OPEN PLAN KITCHEN/DINING AREA 19ft (5.78m) reducing to 8ft 6 (2.59m) x 16ft 5 (5.02m) reducing to 12ft 6 (3.82m) wood grain effect flooring throughout, period style skirting boards, plain plastered ceiling with inset ceiling spotlights, dining area opening onto side conservatory and rear lobby. Kitchen with wood grain panel effect shaker design grey units with brushed steel furniture, one and half bowl stainless steel inset sink unit with chrome monobloc swan neck mixer tap over, marble effect work surfaces with white and grey bevel edged tiled splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards, space for dishwasher, space for freestanding fridge/freezer, built-in electric oven with adjacent four ring gas hob and brushed steel cooker hood over, centre island units with breakfast bar overhang, integral floor heater, matching storage cupboards below and eyelevel storage cupboard, off of the dining area there are double glazed French doors leading to side conservatory.

SIDE CONSERVATORY 10ft 7 (3.24m) x 5ft 9 (1.75m) stone effect tiled flooring, double glazed French doors opening out onto paved and coloured stone rear garden, double glazed glass roof.

REAR LOBBY via kitchen area, with part panelled part double glazed door to rear garden, panel effect doors with chrome furniture to ground floor bathroom and utility room, stone effect tiling throughout utility room and ground floor bathroom.

UTILITY ROOM with space for washing machine, marble effect work surfaces over, tiled surround.

BATHROOM 8ft (2.44m) x 6ft (1.81m) rear aspect room via double glazed window overlooking rear garden, white three piece suite comprising deep panel enclosed bath with stone effect tiled surround, chrome bath mixer, separate chrome shower mixer over with glazed screen, close coupled wc with concealed cistern with adjacent rectangular ceramic wash hand basin with chrome monobloc mixer tap and pop-up waste, wood grain effect storage cupboard below with brushed steel effect furniture, stone effect tiling to all walls from floor to ceiling including matching floor tiles, chrome towel rail/radiator, plain plastered ceiling with inset ceiling spotlights, extractor fan.

FIRST FLOOR GALLERIED LANDING with banister, carved spindles and newel post, panel effect doors with chrome furniture to all rooms, plain plastered ceiling with inset ceiling spotlights, bulkhead storage cupboard housing boiler.

BEDROOM 1 12ft 8 (3.87m) x 11ft 6 (3.52m) front aspect room via double glazed windows, panelled radiator, period style skirting boards, decorative ceiling coving, plain plastered ceiling.

BEDROOM 2 16ft (4.85m) x 8ft 9 (2.67m) rear aspect room via double glazed window overlooking rear gardens, plain plastered ceiling, panelled radiator, period style skirting boards, access to loft space.

BEDROOM 3 12ft 2 (3.71m) x 7ft (2.11m) rear aspect room via double glazed window overlooking rear gardens, panelled radiator, plain plastered ceiling.

BEDROOM 4 10ft 4 (3.17m) x 8ft (2.42m) rear aspect room via double glazed window overlooking rear gardens, panelled radiator, plain plastered ceiling.

FAMILY BATHROOM 6ft 3 (1.90m) x 5ft 8 (1.73m) front aspect room via frosted double glazed window, white three piece suite comprising deep panel enclosed bath with chrome taps, separate chrome shower mixer over with glazed screen, stone effect tiled surround with matching tiles from floor to ceiling including floor tiles, close coupled wc with concealed cistern, rectangular ceramic wash hand basin with chrome monobloc mixer tap and pop-up waste, wood grain effect storage cupboard below with brushed steel furniture, chrome towel rail/radiator, plain plastered ceiling with inset ceiling spotlights, extractor fan.

OUTSIDE to the front of the property there is a deep forecourt approach with period tiled pathway with adjacent flagstone paving, further coloured stone forecourt, outside courtesy light. To the rear of the property there is an enclosed split level flagstone paved and coloured stoned rear garden, plus side storage area, side storage area 11ft (3.33m) x 4ft (1.24m) door to rear lobby, flagstone paving leading through to main flagstone patio area approximately 19ft 6 (5.95m) x 11ft 5 (3.48m) brick wall with flagstone paved steps leading down to coloured stone garden area approximately 22ft 1 (6.75m) x 19ft 2 (5.86m) pathway leading through to rear workshop/storage shed via wooden door with adjacent double glazed windows.

WORKSHOP/STORAGE SHED 19ft 3 (5.88m) x 11ft 4 (3.46m) (potential for conversion to home/office/gym etc) rear wooden door.

NB: AGENTS NOTES an internal inspection is highly recommended to appreciate size and finish of this four bedroom family home that has been improved by the current owner.

PARKING PERMIT ZONE - MC- 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>

SCAN QR CODE FOR DIRECT ACCESS TO ALL OUR PROPERTIES



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

