



Nesbits

Established 1921

7 Vernon Mews, Southsea, PO4 8SJ

Price £295,000

7 Vernon Mews, Southsea, PO4 8SJ

Popular cul-de-sac location close to Milton Park for this MODERN THREE BEDROOM FAMILY HOUSE with westerly garden, conservatory, gas central heating, double-glazing, and the rare asset of a DOUBLE-WIDTH GARAGE. Available now with NO ONWARD CHAIN, the property is IN NEED OF GENERAL UP-DATING, presenting now as an ideal blank canvas for a keen buyer seeking a project. A 1970s' development of just eight houses, Vernon Mews is approached via Vernon Avenue, a little to the north of Priory Crescent and moments only from Milton Park recreation area. This pleasant residential address places a wide range of public amenities within a radius of some one mile only, including: Southsea Seafront and Shopping Centre, main-line station, St Mary's Hospital, local shops and eateries, and various schools.



No. 7 itself will reward a programme of refurbishment, being now well-suited to an incoming owner looking to add value through implementing their own tastes and ideas for living. An interesting opportunity with great potential, and recommended for early inspection. Full details are given as follows:

Steps up to composite and double-glazed front door through to:

LOBBY

Pinewood panelled ceiling. Parquet flooring. Fitted cupboard housing 'Worcester' gas fired central heating and hot water boiler, also gas and electricity meters. Obscure-glass inner door to:

ENTRANCE HALL

Built-in cloaks and storage cupboard. Double panel radiator.

CLOAKROOM & W.C.

Turquoise suite comprising: low flush w.c. and corner handbasin. Extractor. Artex ceiling.

KITCHEN

10'1 x 8'8 (3.07m x 2.64m)

Fitted and equipped with: base and wall cupboards, work surfaces with tiled surround, 1½ bowl stainless steel inset sink with mixer tap, electric oven and 4-ring gas hob with extractor canopy. UPVC replacement double-glazed window to front

elevation. Obscure-glass serving hatch.

SPLIT-LEVEL LIVING/DINING ROOM

19'8 x 15'11 (5.99m x 4.85m)

Textured plaster ceiling. Parquet flooring. Feature open-tread spiral staircase to first floor. Two double and one single panel radiators. Pair of white-aluminium sliding patio doors to:

CONSERVATORY

15'4 x 6'9 (4.67m x 2.06m)

Brick under a pitched, double-glazed roof. UPVC and double-glazed west wall incorporating central pair of patio doors to rear garden.

FIRST FLOOR

LANDING

Feature brick wall. Pitched, pinewood panelled ceiling. High-level window. Single panel radiator.

BATHROOM & W.C.

6'10 x 5'8 (2.08m x 1.73m)

Turquoise suite comprising: panelled bath, pedestal handbasin, and low flush w.c. Single panel radiator. Part-tiled walls. Artex ceiling with skylight.

BEDROOM ONE

15'11 x 10'0 (4.85m x 3.05m)

Artex ceiling with access to loft space. Wide UPVC replacement double-glazed window to rear elevation. Built-in airing/linen cupboard housing water tank. Single panel

radiator. Communicating door to bathroom.

BEDROOM TWO

10'0 x 8'9 (3.05m x 2.67m)

UPVC replacement double-glazed window to front elevation. Single panel radiator.

BEDROOM THREE

9'2 x 6'7 (2.79m x 2.01m)

Artex ceiling with access to loft space. UPVC replacement double-glazed window to front elevation. Single panel radiator.

OUTSIDE

FRONT: Open-plan forecourt.

REAR: Depth: 22'6 (6.86m) Width: 17'0 (5.18m) Walled and fenced garden with westerly aspect, laid to lawn with planted borders. Pedestrian gate to Vernon Avenue.

DOUBLE GARAGE

Width: 16'1 (4.90m) Depth: 17'5 (5.31m) Light and power. Pair of single up-and-over vehicular doors. Approached via a wide driveway from Vernon Avenue.

COUNCIL TAX

Band 'C' - £1,938.59 per annum (2025-26).

EPC

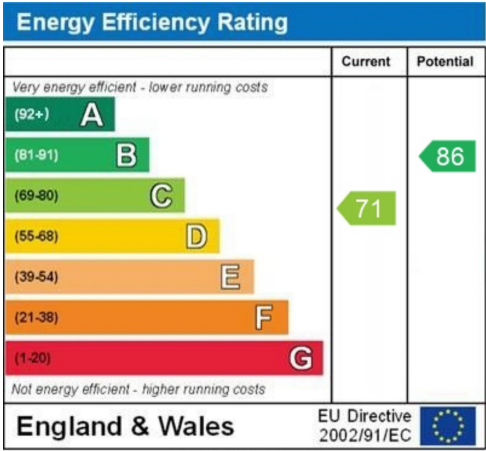
Energy Rating 'C' (Floor Area 84 sq m approx)

VIEWING

By appointment with SOLE AGENTS.
D. M. NESBIT & CO.
(17972/052377)







WWW.EPC4U.COM

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

D.M.Nesbit & Company 7 Clarendon Road, Southsea, Portsmouth Hampshire PO5 2ED **T: 023 9286 4321** www.nesbits.co.uk

These Particulars are believed to be correct, but their accuracy is not guaranteed and they do not form any part of any contract

