

# bushnell porter



## Gains Road Southsea PO4 0PJ



- Entrance hall
- Front aspect lounge area
- Rear aspect dining area
- Ground floor wc
- Side aspect breakfast room
- Pine kitchen
- Three bedrooms
- First floor bathroom
- First floor shower room
- Gas central heating and double glazing
- Enclosed paved rear garden
- South of Albert Road location
- Close to Wimbledon Park



## Independent Estate Agents

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**A three bedroom three reception room double bay and forecourt house situated close to Wimbledon Park and south of Albert Road.**

## **ACCOMMODATION**

**ENTRANCE HALL** via part panelled part frosted double glazed door with frosted double glazed fanlight over, stairs rising to first floor with banister, carved spindles and newel post, period skirting boards, ceiling coving, panel effect doors to all rooms, understairs storage cupboard.

**LOUNGE/DINING ROOM** Lounge area 11ft 6 (3.52m) x 11ft 3 (3.44m) plus front aspect double glazed bay window, central chimney breast, wooden surround, cast iron back with decorative tiled inserts, tiled hearth, cast iron grate, panelled radiator, television point, period picture rail, coving and decorative ceiling rose, lounge opening onto dining area. **Dining area** 11ft 4 (3.46m) x 9ft 6 (2.90m) rear aspect room via single glazed French door doors opening out onto side lean to, panelled radiator, period picture rail, coving and decorative ceiling rose, side lean to with frosted double glazed rear aspect window, double glazed polycarbonate roof.

**GROUND FLOOR WC** white two piece suite comprising close coupled wc, wall mounted wash hand basin with chrome taps and tiled splashback, tiling to dado level, panelled radiator, extractor fan, vinyl flooring.

**BREAKFAST ROOM** 16ft 10 (5.15m) x 9ft 7 (2.93m) plus double glazed square side aspect bay window with adjacent part panelled part double glazed door to rear garden, two panelled radiators, door frame leading through to kitchen.

**KITCHEN** 14ft 7 (4.46m) x 9ft 9 (2.98m) dual side aspect room, to the side double glazed window, to the rear double glazed window overlooking paved patio garden, kitchen comprising one and half bowl stainless steel inset sink unit with monobloc mixer tap over, roll edge work surfaces with white and green tiled splashback, range of pine storage cupboards and drawers under, further range of matching eyelevel units, eyelevel wine rack, space for range cooker with cooker hood over, space for freestanding fridge/freezer, space for washing machine and tumble dryer, cupboard housing boiler, panelled radiator, two feature arches, double glazed skylight windows, tiled flooring.

**FIRST MEZZANINE LEVEL** stairs rising to first floor with banister, carved spindles and newel post, doors to all rooms, period decorative plaster arch.

**BEDROOM 3** 11ft 4 (3.46m) x 10ft (3.03m) rear aspect room via double glazed window overlooking rear gardens, panelled radiator, period picture rail.

**BATHROOM** 8ft 4 (2.54m) x 6ft 9 (2.07m) side aspect room via frosted double glazed window, white two piece suite comprising panel enclosed bath, tiled surround, decorative dado tile, gold effect bath/shower mixer, pedestal wash hand basin with gold effect monobloc mixer tap and pop-up waste, tiling to all walls with decorative dado tile and decorative inset tiles, cupboard housing boiler.

**SHOWER ROOM** 6ft 10 (2.09m) x 4ft 10 (1.47m) side aspect room via frosted double glazed window, two piece suite comprising shower cubicle with two glazed walls, glazed door/screen, tiling to one wall with gold effect shower mixer, pedestal wash hand basin with gold effect monobloc mixer tap and pop-up waste, panelled radiator, tiling to all walls, decorative dado tile.

**SEPARATE FIRST FLOOR WC** comprising low level suite, frosted side aspect double glazed window, panelled radiator.

**FIRST FLOOR LANDING** period style panelled doors to bedroom one and bedroom two.

**BEDROOM 1** 15ft 5 (4.71m) x 11ft 5 (3.48m) plus front aspect double glazed bay window, panelled radiator, period style skirting boards, picture rail and ceiling coving.

**BEDROOM 2** 11ft 4 (3.46m) x 9ft 10ft (3.00m) rear aspect room via double glazed window, panelled radiator, built-in wardrobes via wood grain panel effect doors with brushed steel furniture concealing hanging rail and storage shelf space, storage drawers.

**OUTSIDE** to the front of the property there is a forecourt approach, to the rear there is an enclosed paved patio garden, side storage area, wooden gate.

**NB: AGENTS NOTES** there are two boilers to the property, one for the ground floor and one for the first floor supplying central heating and hot water for each floor by each boiler.

**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 D - £2,180.92 (2025/2026)**

**FREEHOLD**

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**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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

