

bushnell porter



Flinders Court, Marine Gate Eastney, Southsea, PO4 9XN

Leasehold

- Entrance hall
- Ground floor wc
- Ground floor kitchen/dining room
- First floor L-shaped lounge
- Three bedrooms
- White three piece family bathroom suite
- Gas central heating & double glazing
- Integral garage and driveway parking
- Close to Eastney seafront



Independent Estate Agents

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Registered in England and Wales No. 3184424 Registered Office: Gateway House, Tollgate, Chandlers Ford SO53 3YA

Other Offices in Hampshire



A three bedroom three storey town house situated in the popular Marine Gate area of Eastney with off road parking and integral garage.

ACCOMMODATION

ENTRANCE HALL via part panelled part frosted double glazed front door with adjacent double glazed period style sash window, panelled radiator, stairs rising to all floors with banister, carved spindles and newel post, wood grain effect flooring throughout ground floor, wood grain panel effect doors with brushed steel effect furniture to all rooms, eyelevel electric fuses.

GROUND FLOOR WC white two piece suite comprising close coupled wc, pedestal wash hand basin with chrome monobloc mixer tap and pop-up waste, panelled radiator, dado rail, extractor fan.

INTEGRAL GARAGE 13ft 6 (4.13m) x 8ft 1 (2.48m) plain plastered ceiling, power and light points, metal up and over door leading to block paved driveway.

KITCHEN/DINING ROOM **kitchen area** 15ft 2 (4.63m) reducing to 6ft 9 (2.07m) x 13ft 2 (4.01m) reducing to 6ft 1 (1.86m) L-shaped rear aspect room via double glazed period style sash windows overlooking rear garden, kitchen comprising white high gloss units, one and half bowl enamel inset sink unit with chrome monobloc mixer tap over, wood block effect work surfaces with white bevel edge tiled splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards with under and over pelmet, under pelmet lighting, integrated fridge/freezer, integrated dishwasher, space for washing machine, pull-out larder unit, book shelves, brushed steel electric oven and grill, adjacent five ring gas hob with brushed steel cooker hood over, wall mounted boiler, feature vertical radiator. **Dining area** 10ft 6 (3.21m) x 7ft 1 (2.16m) double glazed windows to three sides with frosted leadlight double glazed fanlights over, double glazed polycarbonate roof, power and light points.

FIRST FLOOR LANDING banister, carved spindles and newel post, wood grain panel effect doors with brushed steel furniture to all rooms, panelled radiator, mains powered smoke detector, stairs rising to second floor with banister, carved spindles and newel post.

LOUNGE 17ft 7 (5.37m) reducing to 8ft 9 (2.68m) x 15ft 3 (4.65m) reducing to 8ft 3 (2.52m) L-shaped rear aspect room via double glazed period style sliding sash windows overlooking rear gardens, two panelled radiators, log burning stove, television point.

BEDROOM 1 15ft 4 (4.67m) reducing to 8ft 2 (2.50m) x 8ft 7 (2.62m) reducing to 6ft 7 (2.01m) plus deep double glazed recessed bay window with double glazed period style sliding sash windows, adjacent matching front aspect window, television point, feature vertical panelled radiator.

SECOND FLOOR LANDING banister, carved spindles and newel post, wood grain panel effect doors with brushed steel furniture to all rooms, mains powered smoke detector, access to roof space, airing cupboard with lagged cylinder and storage shelves.

BEDROOM 2 15ft 2 (4.64m) reducing to 8ft 4 (2.54m) x 10ft 9 (3.29m) reducing to 7ft 5 (2.27m) dual rear aspect room via period style double glazed sliding sash windows overlooking rear gardens, two panelled radiators, wood grain panel effect door with brushed steel furniture leading through to Jack and Jill ensuite, Jack and Jill shower room shared with bedroom three.

JACK AND JILL SHOWER ROOM 8ft 3 (2.52m) x 3ft 3 (1.00m) reducing to 2ft 11 (0.89m) close coupled wc with integrated sink over with chrome monobloc mixer tap, blue bevel edge tiled splashback, shower cubicle with three blue bevel edge tiled walls, glazed door/screen, chrome shower mixer with separate handheld shower head and monsoon principle shower head over, vinyl flooring, chrome towel rail/radiator, extractor fan.

BEDROOM 3 12ft 2 (3.71m) x 8ft 3 (2.53m) front aspect room via double glazed period style sliding sash windows, wood grain panel effect door with brushed steel effect furniture to Jack and Jill ensuite, panelled radiator.

FAMILY BATHROOM 6ft 7 (2.02m) x 6ft 7 (2.02m) front aspect room via frosted double glazed period style sliding sash window, three piece suite comprising deep rectangular panel enclosed bath with white bevel edged tiled surround, chrome bath waterfall mixer with pop-up waste, separate chrome shower mixer with handheld shower head and principle monsoon shower head over, glazed screen, rectangular wash hand basin with chrome waterfall mixer tap over and pop-up waste, storage cupboards below via wood effect doors, adjacent close coupled wc with concealed cistern, chrome towel rail/radiator, wood grain effect flooring, extractor fan.

OUTSIDE to the front of the property there is a block paved driveway with parking for two cars leading to integral garage via metal up and over door, flower border with mature flowers and shrubs, gas meter, electric meter. To the rear of the property there is an enclosed lawned rear garden with well stocked flower borders with mature flowers and shrubs, paved patio area, space for timber shed, side storage area, outside tap, rear wooden gate.

COUNCIL TAX – Portsmouth City Council – Band E - £2,800.98 (2026/2027)

LEASEHOLD – YOU ARE ADVISED TO HAVE THE INFORMATION REGARDING LEASE LENGTH ETC. VERIFIED BY YOUR LEGAL ADVISOR.

Lease length – 969 Years remaining

Estate Maintenance Charges – £553.20 per annum - Ground Rent – Peppercorn

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/280926



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

