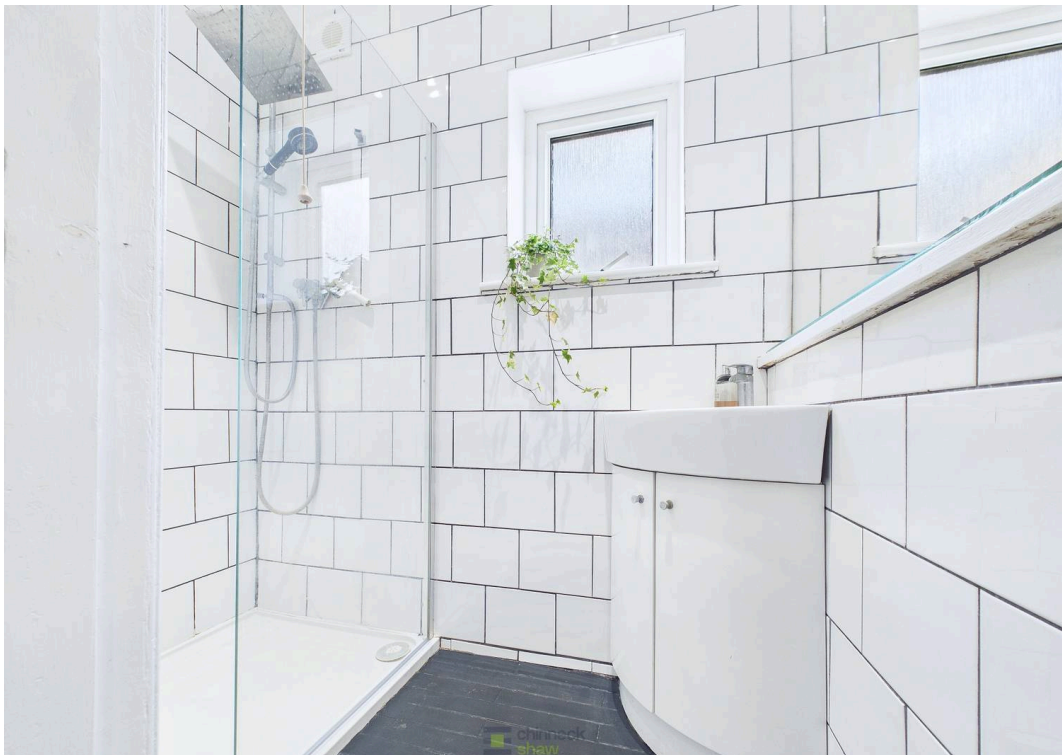




34 Hellyer Road, Southsea

Offers in Region of £385,000

 chinneckshaw



34 Hellyer Road

Nestled in the heart of vibrant Southsea, this spacious four-bedroom terraced house offers an inviting blend of period charm and contemporary comfort. Wooden flooring throughout the downstairs creates a seamless transition from the living area to the kitchen. The open-plan living and dining area creates a welcoming space for entertaining or relaxing with loved ones. The modern kitchen opens to the garden making every-day living both practical and sociable. A dedicated laundry room adds further functionality, keeping the living spaces clutter-free and organised and a downstairs toilet is accessed from the hallway.

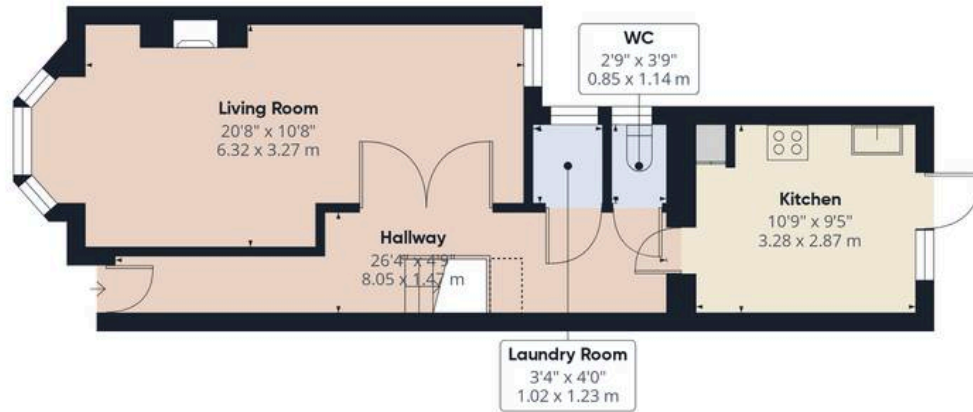
Four generously sized double bedrooms ensure ample space for restful nights, while a fifth room presents the ideal opportunity for a home office, nursery, or guest accommodation.

The garden is perfect for summer barbeques or children's play, a private parking space at the end of the garden is a coveted convenience in central Southsea. With excellent transport links, schools, and local amenities all close by, this property promises a harmonious balance of urban excitement and homely comfort.

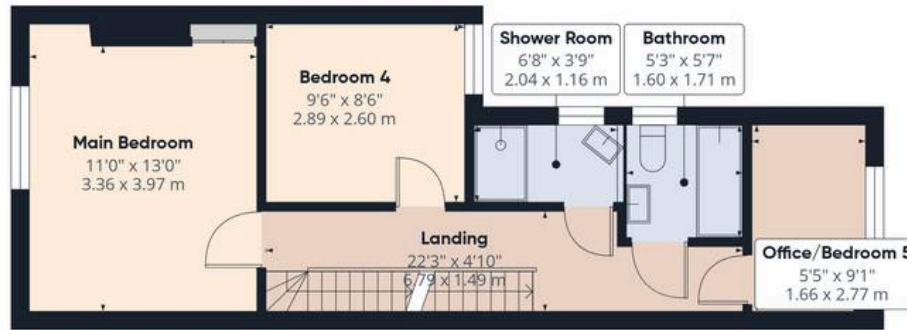
Material Information: - Tenure: Freehold - Council Tax: Band C - Electricity: Mains supply - Heating: Gas central heating - Water: Mains supply - Sewage: Mains drainage - Broadband: High-speed broadband available in area - Parking: Private parking space - Mobile Coverage: Good coverage for major networks

Disclosure: The owner of this property is related to one of the directors of Chinneck Shaw Ltd. This is disclosed in accordance with our professional obligations.

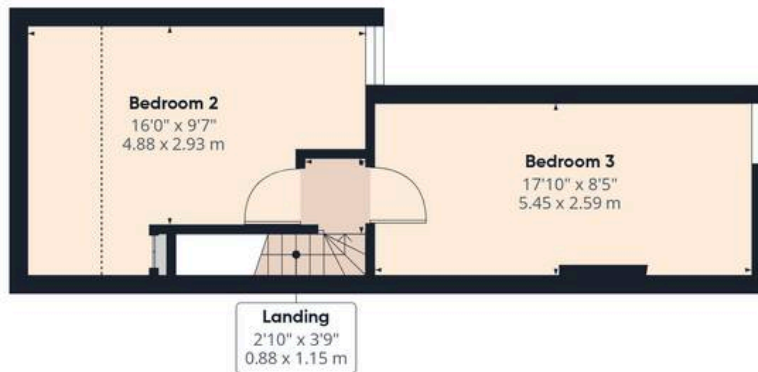




Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

1173 ft²

108.9 m²

Reduced headroom

45 ft²

4.2 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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