



£485,000
51 Hunter Road
Southsea, PO4 9AY

FOUR BEDROOM HOME WITH SOUTH FACING GARDEN! This impressive, bay and forecourt home is situated in the ever popular Southsea location of Hunter Road. The extended accommodation is arranged over four floors with spacious rooms and is beautifully presented throughout. The ground floor briefly comprises; entrance hallway, living room with log burner and feature wall panelling, shower room, dining room with opening to lovely fitted kitchen and additional reception room with skylight windows. The first floor comprises three good sized bedrooms with a fitted bathroom, whilst the top floor provides the master bedroom complete with its own en-suite shower room. The real benefit for this lovely home is the southerly aspect garden with pergola and rear pedestrian access. Additional benefits include gas central heating, double glazing and a cellar. To fully appreciate all this home has to offer, contact the Southsea office to arrange your viewing.

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ENTRANCE Tiled forecourt, double glazed door to:-

HALLWAY Stain glass window to front elevation, stairs with spindled balustrade to first floor landing, oak flooring, integral fridge/freezer, doors to all rooms, door to:-

CELLAR 12' 6" x 5' 11" (3.82m x 1.81m) Tiled flooring, space and plumbing for washing machine, space for tumble dryer and fridge/freezer.

LOUNGE 15' 1" x 11' 6" (4.60m x 3.53m) Double glazed bay window to front elevation, oak flooring, radiator, built-in cupboards, log burner with oak mantle over, feature wall panelling.

DINING ROOM 14' 3" x 9' 6" (4.36m x 2.92m) Oak flooring, contemporary radiator, opening to kitchen and reception room.

KITCHEN 11' 0" x 7' 9" (3.36m x 2.38m) Lovely fitted kitchen comprising a range of wall and base level units with granite work surfaces, one and a half bowl sink, 'AEG' five ring gas burner hob, 'AEG' extractor hood, double oven and microwave, space and plumbing for dishwasher, space for under counter fridge, under cabinet lights, tiled to principal areas and oak flooring,

RECEPTION ROOM 10' 11" x 12' 6" (3.33m x 3.83m) Velux skylight windows, double glazed doors to garden, oak flooring, contemporary radiator, airing cupboard housing wall mounted combination boiler.

SHOWER ROOM 7' 7" x 2' 9" (2.32m x 0.86m) Shower cubicle with electric shower, concealed cistern WC, wall mounted hand basin, tiled to principal areas, heated towel rail.

FIRST FLOOR LANDING Doors to all rooms, radiator, stairs to second floor landing.

BEDROOM FOUR 11' 3" x 7' 8" (3.43m x 2.36m) Double glazed window to rear elevation, radiator, oak flooring.

BEDROOM THREE 14' 4" x 9' 8" (4.38m x 2.97m) Double glazed to rear elevation, oak flooring, radiator, feature fireplace, built-in wardrobe.

BEDROOM TWO 12' 5" x 11' 7" (3.79m x 3.54m) Double glazed window to front elevation, feature fireplace, oak flooring, built-in wardrobe, radiator.

BATHROOM 5' 5" x 5' 10" (1.67m x 1.78m) Panel enclosed bath with thermostatic shower and oversized shower head, combined vanity unit incorporating wash basin and WC, heated towel rail, tiled to principal areas and tiled flooring, obscure double glazed window to front elevation.

SECOND FLOOR LANDING Velux window to front elevation, eaves storage.

MASTER BEDROOM 16' 2" x 10' 2" at widest point (4.94m x 3.11m) Velux window to front elevation, double glazed windows to rear elevation, oak flooring, radiator, built-in wardrobes and storage, built-in TV unit, opening to:-

EN-SUITE 8' 5" x 3' 1" (2.59m x 0.96m) Walk-in shower with thermostatic shower, low level WC, wall mounted wash basin, heated towel rail, tiled to principal areas and tiled flooring, double glazed window to rear elevation.

GARDEN Laid to porcelain paving slabs with shrub borders, pergola, shed, outside tap, electric sockets, pedestrian access via Haslemere and St Ann's Road.



CELLAR SECOND FLOOR FIRST FLOOR SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Vary energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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