



Bristol Road Southsea PO4 9QH



- End of terrace family home
- Period Entrance hall with plaster arch
- Cellar storage room
- Front aspect lounge area with bay window
- Rear aspect dining room area (open plan to lounge)
- Panel design kitchen plus breakfast area
- White four piece refitted family bathroom suite
- Three double bedrooms
- Gas central heating and double glazing
- Enclosed easterly facing garden with open views over Highland Road cemetery
- Period features including natural wood doors and coving and ceiling roses
- Close to The Canoe Lake and Southsea Seafront
- Viewing recommended



Independent Estate Agents

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A good sized three bedroom family home that has retained many of its original features but has also been modernised in a sympathetic style to blend old with new. An internal inspection is highly recommended to appreciate this end of terrace family home situated close to The Canoe Lake and Southsea Seafront.

ACCOMMODATION

ENTRANCE HALL via part panelled part frosted double glazed front door with fanlight over, wood effect flooring throughout entrance hall, natural wood panelled period doors leading to lounge, dining room and kitchen with kitchen door being part panelled part single glazed, period dado rail with panelling below, decorative plaster arches, period ceiling coving, inset ceiling spotlights, return staircase rising to first floor with natural wood banister, carved spindles and newel post, panelled door leading down to cellar storage room.

CELLAR STORAGE ROOM 11ft 5 (3.48m) x 8ft 5 (2.57m) gas and electric meters, electrical trip switches, further recessed storage area, light point.

LOUNGE/DINING ROOM lounge area 11ft 4 (3.47m) x 10ft (3.04m) plus westerly facing front aspect double glazed bay window, central chimney breast with recessed dual fuel feature fire, period picture rail, coving and decorative ceiling rose, period natural wood panelled door to entrance hall, television point, telephone point. **Dining area** 11ft 5 (3.50m) x 9ft 10 (3.02m) easterly facing rear aspect room via double glazed window overlooking side garden area, double panelled radiator, period picture rail, coving and decorative ceiling rose, natural wood period panelled door to entrance hall.

KITCHEN/BREAKFAST ROOM 22'3 (6.79m) x 8'6 (2.59m) incorporating **W.C.** natural wood panelled door w.c. close coupled suite with concealed cistern, wall mounted rectangular sink with copper effect taps with pop up waste, panelling below dado rail, cupboard housing boiler, feature roll to radiator. **Kitchen area** side aspect via double glazed window overlooking side garden area, kitchen recently refitted comprising "Stone & Hunter Green" panel effect units with Copper effect furniture, inset square ceramic sink, brass effect monobloc mixer tap over, composite solid work surfaces with matching splashback, range of storage cupboards and drawers under, further range of larder storage cupboards, integrated fridge freezer and dishwasher, space for washing machine, built-in electric oven and grill, four ring electric induction hob and cooker hood over, plain plastered ceiling with inset spotlights. **Breakfast area** dual side and rear aspect room, to the side southerly double glazed window, to the rear easterly facing double glazed French doors opening out onto rear garden, period style roll top radiator, built-in seat with storage below, wood grain effect flooring throughout, plain plastered ceiling with inset ceiling spot lights.

FIRST FLOOR LANDING via return staircase, double glazed side aspect window, natural wood period panelled doors to all rooms, part panelled part frosted single glazed door to bathroom, coved and plain plastered ceiling, access to roof space, period style dado rail and picture rail, double panel radiator.

BEDROOM 1 13ft 2 (4.02m) x 11ft 6 (3.50m) plus westerly facing front aspect double glazed bay window, period style roll top radiator, period style skirting boards, two double wardrobes with panelled doors concealing shelving and storage draws, coved and plain plastered ceiling.

BEDROOM 2 11ft 4 (3.47m) x 10ft (3.03m) easterly facing rear aspect room via double glazed window overlooking side garden area and towards Highland Road cemetery, period style skirting boards, double radiator.

BEDROOM 3 8ft 6 (2.60m) x 9ft 8 (2.95m) easterly facing rear aspect room via double glazed window overlooking rear gardens and Highland Road cemetery, double radiator.

FAMILY BATHROOM 12ft (3.67m) x 5ft 5 (1.67m) dual southerly side aspect room via double glazed windows, white four piece suite comprising ball and claw roll top period style bath with chrome bath/shower mixer plus pop up waste, grey bevel edged tiles surround matching tiles to all walls to dado rail height, close coupled w.c., rectangular wash hand basin with chrome monobloc mixer taps over, grey panel effect storage cupboard below with chrome furniture, walk in full width shower cubical with chrome shower mixer, separate hand held shower head, principle sunflower shower head over, three tiled walls, glazed shower screen, chrome towel rail/radiator, ceramic floor tiles with under floor heating, plain plastered ceiling with inset ceiling spot lights, extractor fan.

OUTSIDE to the front of the property there is a forecourt approach with part period tiled flooring, to the side of the property there is a shared alleyway with wooden gate leading to the rear of the property. To the rear of the property there is a flagstone easterly facing rear garden with well stocked flower borders with mature trees and shrubs central patio area, side patio/garden area leading to gate and alleyway to front of the property.

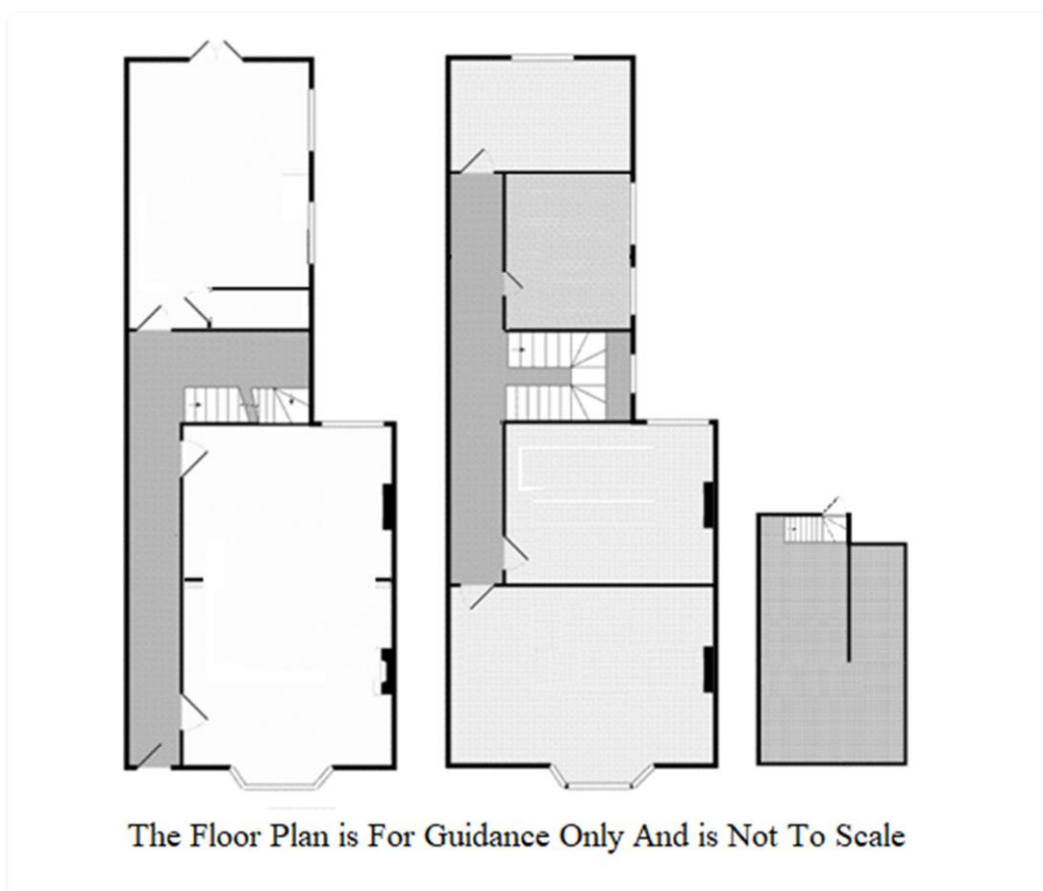
PARKING PERMIT ZONE - MG- Annual Fees apply, for current rates see Portsmouth City Council link - <https://www.portsmouth.gov.uk/services/parking-roads-and-travel/parking/resident-parking-permits/>

COUNCIL TAX – Portsmouth City Council – Band C - £2,037.07 (2026/2027)

FREEHOLD

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

