bushnell porter



St Bartholomew's Gardens

Southsea PO5 1RD



- **Entrance hall**
- **Ground floor wc**
- **Southerly aspect lounge/dining room**
- **Rear aspect cream cottage style kitchen**
- **Three bedrooms**
- **White four piece bathroom suite**
- **Gas heating and double glazing**
- **Side lawned garden & front garden**
- **Flagstone paved rear garden**
- **Driveway, single garage**
- **Central Southsea location**

Independent Estate Agents

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A three bedroom triple aspect 1960's semi-detached house situated in the requested St Bartholomew's Gardens location within a short distance of Southsea's principal shops and Seafront and just north of Albert Road and Kings Theatre.

ACCOMMODATION

ENTRANCE HALL via composite wood grain panel effect part frosted double glazed front door with chrome furniture, adjacent frosted double glazed window, double panelled radiator, split level entrance hall with stairs rising to first floor with natural wood banister, carved spindles and newel post, double glazed westerly facing window, double glazed window leading to rear garden, Georgian style panel effect doors to kitchen and ground floor wc, part panelled part bevel edged glazed French doors opening out onto lounge/dining room, coved ceiling, telephone point, understairs storage cupboard, electric meter and fuses.

GROUND FLOOR WC rear aspect room via frosted double glazed window, floor to ceiling tiling with stone effect tiles, two piece suite with close coupled wc with concealed cistern, adjacent storage cupboard, work surface over, wash hand basin with chrome taps and pop up waste, tiled flooring.

LOUNGE/DINING ROOM 20ft 6 (6.25m) x 13ft (3.94m) plus deep southerly front aspect double glazed bay window overlooking front garden area, chimney breast with wooden mantle, log burner style gas fire, adjacent eyelevel bookshelves with storage cupboards below via panelled doors and brushed steel effect furniture, eyelevel glazed display cupboard and further storage cupboards below, westerly facing side aspect window, telephone point.

KITCHEN 13ft 5 (4.10m) x 11ft 7 (3.53m) rear aspect room via double glazed French doors opening out onto flagstone paved rear garden, adjacent double glazed window, kitchen comprising cottage style cream units with brushed steel effect furniture, one and half bowl stainless steel inset sink unit with chrome monobloc mixer tap over, wood effect work surfaces with tiled splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards with under and over pelmet, under pelmet lighting, space for freestanding fridge/freezer, space for washing machine, space for dishwasher, eyelevel electric oven and grill, adjacent four ring gas hob with integrated cooker hood over, wall mounted boiler, ceramic floor tiles, inset ceiling spotlights, double panelled radiator, television point.

FIRST FLOOR LANDING with westerly facing double glazed window overlooking garden area, access to roof space, panel effect doors to all rooms.

BEDROOM 1 13ft (3.95m) x 11ft 9 (3.58m) max. southerly front aspect room via double glazed window, single panelled radiator, built-in double wardrobe via panel effect doors concealing hanging rail and storage shelf space.

BEDROOM 2 13ft 5 (4.10m) reducing to 10ft 4 (3.15m) x 10ft 5 (3.18m) reducing to 7ft 10 (2.40m) rear aspect room via double glazed window overlooking gardens, single panelled radiator.

BEDROOM 3 12ft 10 (3.92m) x 8ft 5 (2.58m) southerly front aspect room via double glazed window overlooking garden area, single panelled radiator.

BATHROOM 8ft 7 (2.62m) x 6ft (1.85m) rear aspect room via frosted double glazed window, white four piece suite comprising tongue and groove panel enclosed deep bath with centre chrome bath mixer and pop-up waste, stone effect tiled surround with decorative dado tile, pedestal wash hand basin with chrome monobloc mixer tap, tiled splashback, close coupled w.c., corner shower cubicle with two splashback walls, sliding corner glazed door/screen, chrome thermostatically controlled shower mixer, single panelled radiator, stone effect tiling with decorative stone dado tile from floor to ceiling to all walls, ceramic floor tiles, inset ceiling spotlights.

OUTSIDE to the front of the property there is a split garden area, to the front flagstone garden with flowers borders with mature shrubs via picket fence and gate, flagstone path leading to side of property with westerly facing lawned garden with well stocked flower borders with mature trees and shrubs, meandering path, further paved patio area, gas meter, wooden gate leading to rear of property. To the rear of the property there is an enclosed flagstone garden approximately 29ft 4 (8.95m) wide x 15ft 9 (4.81m) reducing to 11ft 8 (3.57m) (measurements approximate due to irregular shape of garden), flower borders, outside tap and wooden gate leading to front of property, garden shed/store. Driveway and access to **single garage** via electric metal door, 16ft 2 (4.94m) x 10ft 6 (3.20m) reducing to 7ft 8 (2.34m) wedge shaped garage, power and light points.

NB: AGENTS NOTES an internal inspection is highly recommended to appreciate the size and layout of this centrally located family home that has the benefit of a southerly and westerly predominant orientation with front, side and rear gardens, drive and garage.

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 - £2,291.71 (2026/2027)

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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	63 | D	
39-54	E		
21-38	F		
1-20	G		

