

£775,000
1C Merton Road
Southsea, PO5 2AE

DETACHED HOME WITH GARAGE & NO CHAIN! This detached residence is located in the heart of Southsea and is offered to the market with no forward chain. Merton Road is one of the most requested locations within Conservation Area No 2, with it's close proximity to all that Southsea has to offer including the seafront, Waitrose and an abundance of cafe's and restaurants. The well-presented accommodation has been extended to the ground floor, and briefly comprises; a bright and welcoming hallway, downstairs cloakroom, southerly aspect living room with bay window and an exceptional open plan kitchen/dining space with central island, skylight windows and bi-folding doors, which lead seamlessly out to the enclosed, low maintenance garden. The first floor provides three generously sized bedrooms and a contemporary shower room. A real benefit for the home is the 26ft garage, which has an electric door and access into the home. To the front, there is ample off road parking which is rare within Central Southsea. We would highly advise an internal viewing at your earliest opportunity to fully appreciate the location and home on offer.

3 
1 
1 





ENTRANCE Paved driveway for multiple vehicles, double glazed front door to:-

HALLWAY Double glazed window to front elevation, storage cupboard, radiator, stairs to first floor landing with glass panels.

CLOAKROOM 2' 9" x 4' 6" (0.85m x 1.38m) Double glazed window to side elevation, close coupled WC, heated towel rail, wall mounted wash basin, tiled to principal areas.

LOUNGE 20' 9" x 11' 11" (6.34m x 3.64m) Double glazed floor to ceiling square bay window to front elevation, carpeted, radiator, two porthole windows to side elevation.

KITCHEN/DINER 20' 4" x 17' 9" (6.20m x 5.42m) Lovely fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, sink and drainer unit with mixer tap, spaces and plumbing for washing machine and tumble dryer, space for fridge/freezer, electric oven and electric hob with extractor hood over, central island, radiator, tiled flooring, wall mounted boiler, under floor heating, two skylight windows and double glazed window to side elevation, bi-fold doors to garden, personal door to garage.

FIRST FLOOR LANDING Double glazed window to side elevation, carpeted, loft access, doors to all rooms.

SHOWER ROOM 5' 3" x 6' 7" (1.62m x 2.01m) Walk-in shower cubicle with thermostatic mixer and over-sized shower head, wall mounted wash basin, close coupled WC, heated towel rail, tiled to principal areas, obscure double glazed window to front elevation.

BEDROOM ONE 14' 2" x 9' 11" (4.32m x 3.04m) Double glazed window to front elevation, carpeted, built-in wardrobes, radiator.

BEDROOM TWO 13' 7" x 9' 7" (4.15m x 2.94m) Double glazed window to rear elevation, carpeted, radiator,

BEDROOM THREE 9' 10" x 9' 0" (3.02m x 2.75m) Double glazed window to rear elevation, carpeted, radiator.

GARDEN Laid to artificial lawn with paved area, enclosed by brick walls.

GARAGE 29' 4" x 8' 8" (8.95m x 2.66m) Sliding doors to garden, electric up and over door, power and light.

GROUND FLOOR

FIRST 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.

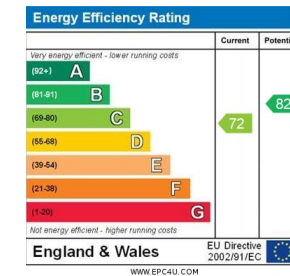
Made with Metropix ©2026

LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band F

VIEWINGS
By prior appointment only



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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check and will not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
Dibbens &**
estate and letting agents

OFFICE ADDRESS

1 Marmion Road, Southsea,
Hampshire, PO5 2DT

CONTACT

023 9236 1111
southsea@jeffries.co.uk
www.jdea.co.uk