

£300,000
24 Edgeware Road
Southsea, PO4 8PT

THREE BEDROOM HOME WITH SOUTH FACING GARDEN! This traditional bay and forecourt home is located along Edgware Road, a desirable location for homeowners who want to enjoy easy access out of the city and close proximity to the shoreline. The accommodation on offer briefly comprises; entrance hall, living room, modern fitted kitchen, cloakroom, with the dining room finishing off the ground floor. On the first floor, there are three generously sized bedrooms and the family bathroom suite. A particular feature of the home is the low-maintenance, southerly aspect garden, which benefits from sunshine for much of the day. With ample local amenities and well-regarded schools close-by, we feel this would make an ideal first time purchaser or family home. An internal viewing is highly advised at your earliest convenience.





FORECOURT Wooden front door to:-

HALL Stairs to first floor landing, carpeted, doors to all rooms.

LOUNGE 14' 7" x 9' 10" (4.47m x 3.00m) Double glazed bay window to front elevation, carpeted, feature fireplace with gas fire.

KITCHEN 11' 3" x 7' 5" (3.44m x 2.27m) Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit, space for freestanding cooker, space and plumbing for washing machine, space for fridge/freezer, tiled to principal areas, double glazed door to garden.

CLOAKROOM Close coupled WC, double glazed window to side elevation.

DINING ROOM 14' 7" x 9' 3" (4.47m x 2.83m) Double glazed sliding doors to garden, radiator, gas wall heater.

FIRST FLOOR LANDING Doors to all rooms, cupboard.

BEDROOM ONE 11' 11" x 13' 0" (3.64m x 3.97m) Double glazed window to front elevation, carpeted, gas wall heater.

BEDROOM TWO 11' 4" x 7' 5" (3.47m x 2.28m) Double glazed window to rear elevation, carpeted, gas wall heater.

BATHROOM 6' 2" x 5' 8" (1.90m x 1.75m) Panel enclosed bath with electric shower over, pedestal mounted wash basin, low level WC, tiled to principal areas, gas wall heater, wall mounted boiler, double glazed window to side elevation.

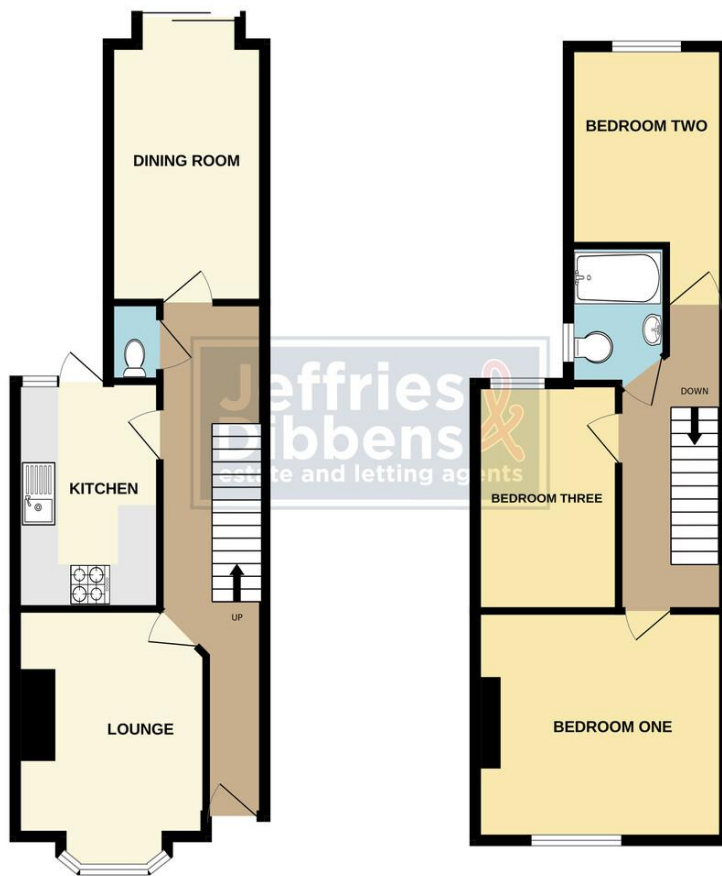
BEDROOM THREE 10' 0" x 9' 3" (3.06m x 2.84m) Double glazed window to rear elevation, carpeted.

GARDEN 32' 9" (10.0m) South facing, laid to artificial lawn with paved area, wooden shed.



GROUND FLOOR

FIRST FLOOR



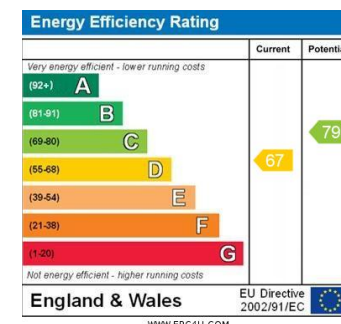
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as 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



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.

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