



46 Stansted Road, Southsea, PO5 1SA

Well-situated, NEWLY REFURBISHED THROUGHOUT, and ready to move into. This TWO DOUBLE BEDROOM HOUSE is seen as ideal for first time buyers in particular. Stansted Road runs between Fawcett Road and Victoria Road North, a pleasant and popular residential address some one mile only from Southsea Town Centre (Palmerston Road Shopping Precinct) and The Seafront, and within comfortable reach of a wide range of public amenities, including: local shops and eateries, main-line station, bus services, schools, and university campus. Inner terrace, and of flat-fronted design, No. 46 itself has brick and rendered elevations under a replacement tiled roof. To the rear is a walled patio garden.



A comprehensive programme of modernisation has just been completed, the property being offered now with the further asset of NO ONWARD CHAIN. Full details are given as follows and early enquiry is invited:

UPVC and obscure double-glazed front door to:

THROUGH LIVING/DINING ROOM

22'5 x 12'1 (6.83m x 3.68m)

A dual-aspect room with UPVC replacement double-glazed window to the front elevation and a rear window overlooking the Utility Porch. Stairs to first floor. Two double panel radiators. Gas and electricity meters. Door to:

KITCHEN

9'5 x 7'1 (2.87m x 2.16m)

Fitted and equipped with: base and wall cupboards, work surfaces with tiled surround, single drainer acrylic inset sink with mixer tap, electric oven, 4-ring ceramic hob with extractor canopy, dishwasher. Tiled floor. Window to side elevation. Door to Utility Porch. Through to:

REAR LOBBY

Part-glazed door to rear garden. Door

to:

BATHROOM & W.C.

Contemporary white suite comprising: panelled bath with mixer tap and shower mixer, handbasin with mixer tap plus cupboard under, low flush w.c. Vertical radiator/towel rail. Extractor. Tiled walls and floor. UPVC replacement obscure double-glazed window to rear elevation.

FIRST FLOOR

SMALL LANDING

BEDROOM ONE

12'1 x 9'9 (3.68m x 2.97m)

UPVC replacement double-glazed window to front elevation. Single panel radiator. Access to Loft Space.

BEDROOM TWO

12'2 x 8'11 (3.71m x 2.72m)

UPVC replacement double-glazed window to rear elevation. Cupboard housing 'Worcester' gas fired central heating and hot water boiler.

OUTSIDE

REAR: Depth: 18'3 (5.56m) Width: 12'5 (3.78m) Walled patio garden laid to paving and shingle; northerly aspect.

UTILITY PORCH

With access from Kitchen, door to garden, plumbing for washing machine.

COUNCIL TAX

Band 'B' - £1,782.44 per annum (2026-27).

EPC

Energy Rating 'D' (Floor Area 62 sq m approx)

VIEWING

By appointment with SOLE AGENTS, D. M. NESBIT & CO. (18074/059417)







Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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