

£300,000
48 Kassassin Street
Southsea, PO4 9PT

EASTNEY VILLAGE, BEAUTIFULLY PRESENTED WITH WEST FACING GARDEN! A rare opportunity to acquire a property in one of Eastney village's most sought after roads, Kassassin Street. A beautifully presented two double bedroom home, thoughtfully re-configured to create a well-balanced and versatile space. The property offers a welcoming open living dining space, a traditional-style wooden kitchen which leads to a useful laundry space and downstairs cloakroom. Upstairs, there are two well-proportioned double bedrooms, with the principal bedroom benefiting from a stylish en-suite shower room. There is also a beautifully appointed main bathroom with contemporary freestanding bath completing the first floor. This home has double glazing, with the front featuring sash windows and shutters. The stunning rear garden here adds to the appeal of what is a truly lovely home. Contact Jeffries and Dibbens to arrange to take a look.

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ENTRANCE Composite front door to:-

HALLWAY Stairs to first floor landing, contemporary radiator, dado rail, 'Amtico' flooring, opening to:-

LOUNGE 9' 10" x 11' 7" (3.02m x 3.54m) Double glazed sash window with bespoke shutters to front elevation, 'Amtico' flooring, contemporary radiator, 'Chesneys' log burner.

DINING ROOM 9' 11" x 12' 2" (3.03m x 3.72m) Double glazed doors to garden, 'Amtico' flooring, cast iron radiator, storage cupboard, door to:-

KITCHEN 10' 11" x 8' 8" (3.33m x 2.65m) Fitted kitchen comprising a range of wooden wall and base level units incorporating solid wood work surfaces, freestanding cooker, space and plumbing for washing machine, space for under counter fridge, vinyl flooring, radiator, double glazed window to side elevation.

INNER HALL Laundry cupboard, double glazed door to garden.

CLOAKROOM Close coupled WC, vinyl flooring.

FIRST FLOOR LANDING Carpeted, contemporary radiator, loft access.

BEDROOM TWO 10' 11" x 8' 8" (3.33m x 2.65m) Double glazed window with bespoke shutters to rear elevation, 'Amtico' flooring, radiator.

BATHROOM 6' 3" x 9' 6" (1.91m x 2.91m) Stunning bathroom comprising freestanding bath with freestanding tap, close coupled WC, vanity unit with bowl sink and mixer tap, heated towel rail, 'Amtico' flooring, double glazed window with bespoke shutters to rear elevation.

BEDROOM ONE 9' 10" x 14' 9" (3.01m x 4.52m) Double glazed window with bespoke shutters to front elevation, 'Amtico' flooring, contemporary radiator, door to:-

EN-SUITE 3' 2" x 9' 6" (0.99m x 2.90m) Walk-in shower with thermostatic mixer and oversized shower head, wall mounted wash basin, close coupled WC, heated towel rail, 'Amtico' flooring.

GARDEN West facing, laid to lawn and paving with shrub borders, enclosed by brick walls.





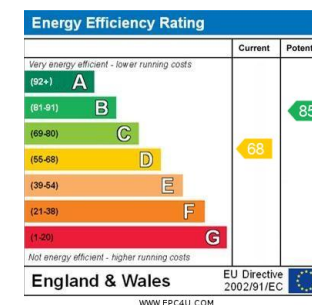
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

TENURE
Freehold

COUNCIL TAX BAND
Band B

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
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