



£340,000
122 King Street
Southsea, PO5 4EH

MODERN THREE BEDROOM HOME WITH OUTBUILDING & NO FORWARD CHAIN! This traditional Georgian terraced home can be found within the heart of Southsea and is offered to the market with no forward chain. King Street is a highly desirable residential location, just north of Castle Road shopping area and within easy access of Portsmouth & Southsea train station and Southsea Common. The ground floor accommodation has been thoughtfully designed to offer exceptional open-plan living, centered around a beautifully appointed fitted kitchen complete with a breakfast bar, which opens seamlessly into the spacious living area, whilst also benefiting from the addition of a cloakroom and rear porch. The first floor provides three generously sized bedrooms and a modern bathroom suite. To the rear, the property enjoys a private south-facing garden with pedestrian rear access, further enhanced by a versatile outbuilding/home office, formerly utilised as a garage. A home which can only be appreciated by an internal viewing.

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ENTRANCE Paved forecourt, wrought iron railings and gate, wooden front door to:-

LOUNGE/KITCHEN 28' 1" x 14' 7" (8.56m x 4.46m) Lovely open plan kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel bowl sink with mixer tap, integral dishwasher, washing machine and fridge/freezer, built-in electric oven and hob, solid oak flooring, stairs to first floor landing, contemporary radiator, double glazed windows to front and rear elevations.

CLOAKROOM Close coupled WC, wall mounted wash basin.

REAR PORCH Double glazed double doors to garden.

FIRST FLOOR LANDING Doors to all rooms, cupboard housing wall mounted combination boiler, loft access.

BATHROOM 8' 9" x 6' 2" (2.67m x 1.90m) Panel enclosed bath with mixer tap and thermostatic mixer, wall mounted wash basin, close coupled WC, tiled to principal areas, radiator, double glazed window to front elevation.

BEDROOM TWO 11' 10" x 7' 11" (3.62m x 2.43m) Double glazed window to front elevation, 'Chestnut' solid wood flooring, radiator.

BEDROOM ONE 13' 2" x 8' 2" (4.02m x 2.51m) Double glazed window to rear elevation, 'Chestnut' solid wood flooring, radiator, built-in wardrobes.

BEDROOM THREE 12' 11" x 6' 0" (3.96m x 1.83m) Double glazed window to rear elevation, 'Chestnut' solid wood flooring, radiator.

GARDEN Paved throughout, rear pedestrian access, personal door to:-

OUTBUILDING 14' 6" x 7' 4" (4.42m x 2.26m) Up and over door with small storage space, laminate flooring in outbuilding.





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 C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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