

bushnell porter



Heyshott Road Southsea PO4 8BZ



- Entrance hall
- Natural wood features
- Front aspect lounge with bay window and log burning stove
- Breakfast room/study
- Dining room
- Kitchen/family area
- Ground floor wc
- White three piece upstairs bathroom suite
- Three bedrooms
- Gas central heating and double glazing
- Enclosed southerly aspect rear garden
- Period features
- No forward chain



Independent Estate Agents

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A three bedroom three reception room double bay and forecourt house with southerly aspect rear garden situated close to Winter Road shops and Milton Park.

ACCOMMODATION

ENTRANCE HALL via natural wood period part panelled part frosted single glazed front door with adjacent frosted single glazed leadlight coloured glazed window, matching fanlight over, exposed period floorboards, panelled radiator, natural wood period panelled doors to all rooms, natural wood architrave, period ceiling coving, decorative ceiling rose, stairs rising to first floor with natural wood banister, carved spindles and newel post, understairs storage cupboard housing gas and electric meters, cloaks area, central heating room thermostat.

LOUNGE 12ft 9 (3.88m) x 12ft 4 (3.77m) plus front aspect double glazed bay window with period leadlight frosted coloured glazed fanlight over, central chimney breast with wooden mantle and brick surround, brick hearth, feature log burning stove, panelled radiator, exposed natural wood floorboards, period picture rail, coving and decorative ceiling rose.

BREAKFAST ROOM/STUDY 10ft 4 (3.15m) x 8ft 1 (2.46m) panelled radiator, borrowed light from kitchen.

DINING ROOM 14ft 8 (4.49m) x 10ft 5 (3.19m) central chimney breast with wooden mantle and brick surround, panelled radiator, period picture rail, coving and decorative ceiling rose, dining area opening out onto kitchen/family room.

KITCHEN/FAMILY ROOM 17ft 3 (5.27m) reducing to 6ft 9 (2.05m) reducing to 3ft 7 (1.11m) x 13ft (3.97m) reducing to 8ft 3 (2.51m) family area with double glazed sliding southerly aspect patio doors opening out onto rear garden, family area opening out onto kitchen area with central island unit with tiled work surfaces, further solid wood work surfaces, ceramic 'Belfast' sink with brass taps over, storage cupboards and drawers under work surfaces, eyelevel storage cupboards, space for washing machine, space for freestanding fridge/freezer, built-in electric oven with four ring gas hob over set in island unit, further storage cupboards below, side aspect double glazed window, door leading through to ground floor wc.

GROUND FLOOR WC comprising low level suite, frosted rear aspect double glazed window.

FIRST FLOOR GALLERIED LANDING with natural wood banister, carved spindles and newel post, natural wood panelled doors to all rooms, access to roof space.

BEDROOM 1 12ft 10 (3.92m) reducing to 11ft 7 (3.55m) x 12ft 4 (3.77m) plus front aspect double glazed bay window, central chimney breast with period cast iron mantle, decorative surround, tiled inserts, cast iron grate, adjacent period natural wood panelled wardrobe with mirror fronted door, storage drawer below, further built-in wardrobes, period skirting boards, picture rail and ceiling coving, panelled radiator.

BEDROOM 2 14ft 5 (4.40m) x 10ft (3.05m) reducing to 8ft 10 (2.69m) southerly rear aspect room via double glazed window overlooking rear gardens, cupboard housing boiler, adjacent linen storage cupboard, central chimney breast with adjacent period natural wood panelled door wardrobe with storage drawer below, period skirting boards, panelled radiator.

BEDROOM 3 10ft 5 (3.18m) x 8ft 6 (2.60m) southerly rear aspect room via double glazed window overlooking rear gardens, panelled radiator.

BATHROOM 6ft (1.82m) x 5ft 8 (1.74m) white three piece suite comprising panel enclosed bath with tiled surround, chrome taps, chrome shower mixer over, pedestal wash hand basin with chrome taps, close coupled wc, panelled radiator, frosted front aspect double glazed window.

OUTSIDE to the front of the property there is a forecourt approach with period tiling, to the rear of the property there is an enclosed southerly aspect rear garden approximately 36ft 4 (11.07m) x the width of the house, flower borders, paved patio area, brick built storage shed.

NB: AGENTS NOTES an internal inspection is highly recommended to appreciate size layout and potential that this three bedroom double bay and forecourt house has to offer.

PARKING PERMIT ZONE – ME - Annual Fees apply, for current rates see Portsmouth City Council link - <https://www.portsmouth.gov.uk/services/parking-roads-and-travel/parking/resident-parking-permits/>

COUNCIL TAX – Portsmouth City Council – Band B - £1,782.44 (2026/2027)

FREEHOLD

BROADBAND/MOBILE SUPPLY CHECK – online at ‘Ofcom checker’ OR via the following link - <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

SCAN QR CODE FOR DIRECT ACCESS TO ALL OUR PROPERTIES



The Floor Plan is For Guidance Only And is Not To Scale

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

