



79 Kensington Road, Portsmouth

£335,000

 **chinneckshaw**



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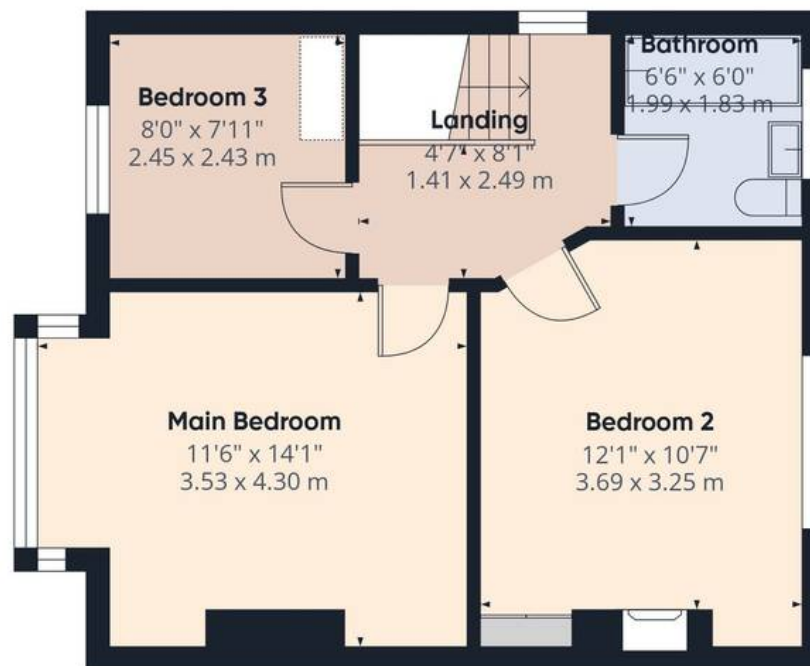
Situated in a highly sought-after location, this beautifully presented three-bedroom home effortlessly blends period charm with stylish modern living. Light and airy throughout, it offers a spacious living room alongside a superb open-plan kitchen, dining and sitting area, creating the perfect hub for family life and entertaining. A separate utility room and downstairs cloakroom add everyday practicality. Upstairs, three well-proportioned bedrooms provide flexible accommodation for families, professionals or guests, complemented by a contemporary bathroom with a shower over the bath. Outside, the delightful west-facing garden is a real highlight, featuring mature planting, landscaped borders and a sunny patio ideal for relaxing or dining outdoors. Conveniently located close to excellent local amenities, well-regarded schools and superb transport links, this attractive property offers an ideal combination of character, comfort and convenience for modern living.

Material Information • Tenure: Freehold • Council Tax: Band C • Electricity: Mains Supply • Heating: Gas • Water Supply: Mains Supply • Sewage: Mains Supply • Broadband: Standard, Superfast and Ultrafast Fibre are all available in this area • Parking: On Street • Mobile: Ofcom official website checker states that EE, Vodafone, O2 and Three available in the area • Flood Risk: Low Risk





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1041 ft²

96.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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