bushnell porter



Ferry Road

Eastney, Southsea PO4 9UA



- **Dining room**
- **Ground floor wc**
- **Red high gloss kitchen**
- **First floor lounge and bedroom**
- **Two second floor bedrooms and family bathroom**
- **Top floor bedroom with balcony**
- **Gas central heating and double glazing**
- **Driveway parking**
- **Enclosed rear garden**
- **Balconies with rear aspect views towards Fort Cumberland and Langstone Harbour**

Independent Estate Agents

28 Marmion Road, Southsea, Hampshire PO5 2BA

t: 023 9283 2828 e: southsea@bushnell-porter.com w: www.bushnell-porter.com

Directors: Tim Kingsbury, Marcus Redmayne-Porter

Registered in England and Wales No. 3184424 Registered Office: Gateway House, Tollgate, Chandlers Ford SO53 3YA

Other Offices in Hampshire

ctsi APPROVED CODE TradingStandards.uk

The Property Ombudsman

bp Established 1991

rightmove

A four bedroom four storey town house situated in Ferry Road location of Eastney which has the benefit of ground floor kitchen and dining room, first floor lounge, balconies and driveway parking.

ACCOMMODATION

DINING ROOM 11ft 3 (3.44m) x 11ft 2 (3.41m) (previously carport) front aspect room via double glazed window with built-in plantation shutters, cupboards housing gas and electric meters, feature vertical roll top radiator, plain plastered ceiling with inset ceiling spotlights, wood grain effect flooring throughout ground floor, panel effect front door with brushed steel furniture.

INNER ENTRANCE HALL with stairs rising to all floors, panel effect doors with chrome furniture, inset ceiling spotlights, feature roll top radiator, understairs utility cupboard with space for condensing tumble dryer, electric trip switches.

GROUND FLOOR WC comprising close coupled suite, rectangular wall mounted wash hand basin with chrome monobloc mixer tap and pop-up waste, white high gloss storage cupboard below, chrome towel rail/radiator, extractor fan.

KITCHEN 12ft 1 (3.70m) x 11ft 6 (3.52m) rear aspect room via double glazed French doors opening out onto artificially turfed enclosed rear garden, kitchen comprising red high gloss units with brushed steel effect furniture, one and half bowl enamel inset sink unit with chrome monobloc swan neck mixer tap over, wood block surfaces with white bevel edge tiled splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards, space for washing machine, space for dishwasher, space for range cooker and fridge and freezer, built-in larder cupboard, further cupboard housing boiler, brushed steel and glass cooker hood over space for range, feature vertical roll top radiator, inset ceiling spotlights.

FIRST FLOOR LANDING via return staircase, stairs to upper floors, central heating room thermostat, panel effect doors with chrome furniture to lounge and bedroom.

BEDROOM 1 11ft 7 (3.54m) x 6ft 10 (2.08m) front aspect room via double glazed window with side views towards Eastney Lake, feature roll top radiator.

LOUNGE 15ft 7 (4.77m) x 11ft 8 (3.56m) rear aspect room via double glazed French doors opening out onto decked balcony, feature roll top radiator, built-in plantation shutters to French doors.

BALCONY 7ft 9 (2.37m) x 3ft 8 (1.13m) decked balcony with chrome railing and glazed inserts, views over rear garden and towards Fort Cumberland.

SECOND FLOOR LANDING via return staircase, panel effect doors with chrome furniture to all rooms, stairs rising to top floor.

BEDROOM 2 11ft 8 (3.56m) x 6ft 10 (2.08m) front aspect room via double glazed window, panelled radiator.

BEDROOM 3 11ft 8 (3.57m) x 8ft 10 (2.70m) rear aspect room via double glazed window overlooking rear gardens and towards Fort Cumberland and Langstone Harbour, feature roll top radiator.

FAMILY BATHROOM 8ft 4 (2.56m) x 6ft 4 (1.95m) white four piece suite comprising panel enclosed bath with tiled surround, chrome waterfall bath mixer with separate handheld shower head, close coupled wc, ceramic wash hand basin with chrome monobloc waterfall mixer tap, white high gloss storage drawers below, corner shower cubicle with two tiled walls, glazed door and screen, feature mosaic tiling, chrome shower mixer with separate handheld shower head and principle monsoon shower head over, chrome towel rail/radiator, inset ceiling spotlights.

TOP FLOOR LANDING via return staircase, under eaves storage space, double glazed skylight window, panel effect door with chrome furniture leading through to bedroom four (principle bedroom).

BEDROOM 4 11ft 8 (3.56m) x 9ft 9 (2.98m) plus deep entrance recess, rear aspect room via double glazed sliding patio doors opening out onto balcony with views towards Fort Cumberland and Langstone Harbour, fitted bedroom furniture with white high gloss units with double wardrobe, storage drawers, work surface over, further storage cupboard via louvred doors, access to roof space, feature roll top radiator.

OUTSIDE to the front of the property there is block paved driveway, outside courtesy light, to the rear of the property there is an enclosed artificially turfed rear garden approximately 15ft 7 (4.77m) x 13ft 2 (4.02m), outside power point, outside tap, rear wooden gate.

NB: AGENTS NOTES an internal inspection is highly recommended to appreciate the style and finish of this four bedroom four storey town house situated in a popular Ferry Road location of Eastney being close to Eastney Seafront and foreshore.

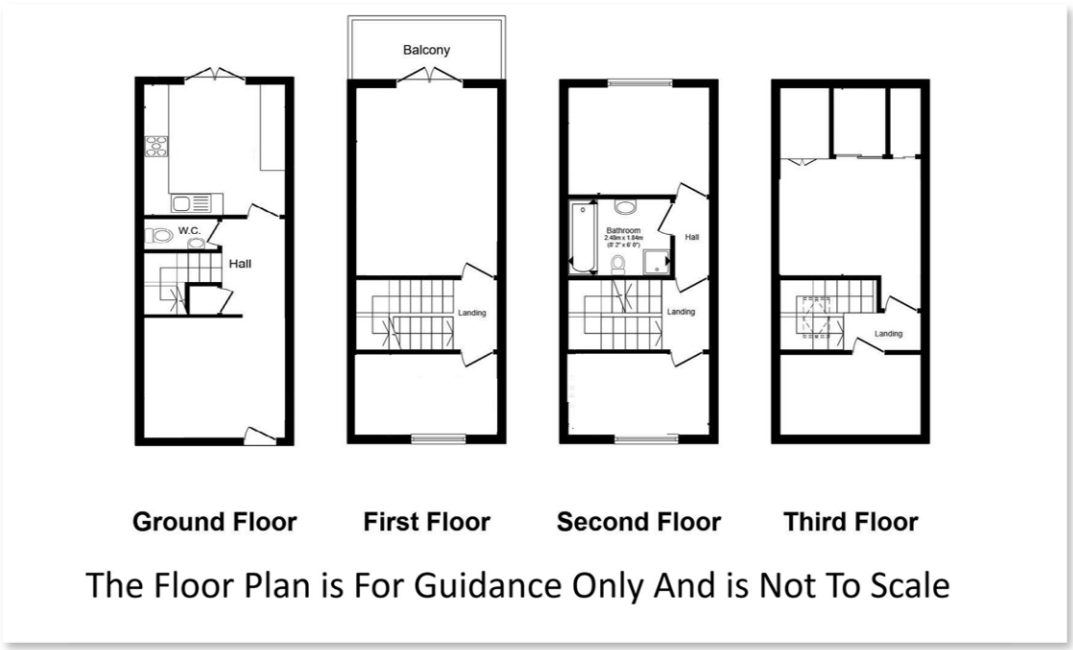
COUNCIL TAX – Portsmouth City Council – Band D - £2,291.71 (2026/2027)

LEASEHOLD – YOU ARE ADVISED TO HAVE THE INFORMATION REGARDING LEASE LENGTH ETC. VERIFIED BY YOUR LEGAL ADVISOR.

Lease length – 999 Years from 25/12/1986 (959 years remaining)
Estate Charge - £212.14 per annum to December 2026
Ground rent – £100 per annum

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



PLEASE BE AWARE THAT UNDER THE NEW REGULATIONS ON MONEY LAUNDERING, WE NOW REQUIRE PROOF OF ID AND CURRENT ADDRESS BEFORE A SALE CAN BE AGREED AND SOLICITORS INSTRUCTED. We are obliged to inform you that we intend offering to prospective purchasers financial assistance, assurance, insurance and estate agency services together with any other special offers which may be available from time to time from which we may receive additional commission or introductory fees. The information in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. Any photographs used are reproduced for general information and it must not be inferred that any item is included for sale with the property. We have tried to make sure that these particulars are accurate, but we largely have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property that is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale. All details, descriptions, measurements, photographs and anything produced by Bushnell Porter regarding the marketing of the property always remains their copyright and must not be reproduced, copied or shared in any way shape or form. **The taking of unsolicited photographs, video recording and smart glasses recordings are strictly prohibited and deemed to be in breach of Data Protection Regulations unless strict permission has been granted by the vendor or any of their representatives including Bushnell Porter Ltd of any member of their staff.**
These particulars are believed to be correct, but their accuracy is not guaranteed, nor do they constitute an offer or contract. REF: TK/SC/191026/4892







Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

