



£460,000
154 Essex Road
Southsea, PO4 8DJ

END TERRACED HOME WITH GARAGE! Situated on a corner plot, within the desirable residential location of Essex Road is this three bedroom end terraced home. Offered to the market in a lovely condition, the property benefits from spacious rooms throughout and an abundance of period features. The ground floor comprises; entrance hall, southerly aspect living room with bay window, dining room, modern kitchen/breakfast room and a utility room/cloakroom. On the first floor, there are three generously sized bedrooms with a walk-in wardrobe/dressing room off the master and a family bathroom suite. A standout feature for the home is the detached garage, which is rarely available in this location. Additional benefits include gas central heating, double glazing with bespoke shutters on the ground floor and a low maintenance rear garden with side access. A truly lovely home in a popular location, so we highly advise an internal viewing.





ENTRANCE Double glazed door with stained glass window above.

HALLWAY Stairs with spindled balustrade and carpet runner to first floor landing, radiator, period style dado rail and coving, doors to all rooms.

LIVING ROOM 14' 3" into bay x 17' 10" (4.35m x 5.46m) Double glazed sash bay window to front elevation with bespoke shutters, carpet throughout, radiators, period feature fireplace.

DINING ROOM 15' 3" x 12' 4" (4.65m x 3.77m) Double glazed sash window to side elevation with bespoke shutters, radiator, carpet throughout.

KITCHEN/BREAKFAST ROOM 12' 2" x 18' 10" (3.71m x 5.75m) Fitted kitchen comprising a range of wall and base level units incorporating solid wood work surfaces, bowl sink with mixer tap, space for 'Range' style cooker, space and plumbing for dishwasher, space for fridge/freezer, larder cupboard, double glazed sash window to side elevation with bespoke shutters, double glazed door to garden, door to:-

UTILITY ROOM 12' 11" x 3' 11" (3.94m x 1.20m) Low level WC, wall mounted hand basin, towel rail radiator, space and plumbing for washing machine and tumble dryer, two skylight windows, wall mounted combination boiler, double glazed window to side elevation.

LANDING Doors to all rooms, carpet throughout, period dado rail.

MASTER BEDROOM 14' 3" into bay x 16' 8" (4.35m x 5.10m) Double glazed sash bay window with bespoke shutters, carpet throughout, radiator, built-in wardrobes, door to:-

DRESSING ROOM 5' 10" x 7' 3" (1.79m x 2.23m) Double glazed sash window to side elevation, carpet throughout, radiator.

BEDROOM TWO 12' 5" x 15' 3" (3.79m x 4.66m) Double glazed window to side elevation, carpet throughout, radiator.

BATHROOM 8' 1" x 7' 7" (2.47m x 2.33m) Panel enclosed bath with thermostatic shower, oversized shower head, pedestal hand basin, tiled to principal areas, tiled flooring, double glazed window to rear elevation, towel rail radiators.

BEDROOM THREE 10' 11" x 10' 8" (3.34m x 3.27m) Double glazed window to side elevation, carpet throughout, radiator.

GARDEN Side pedestrian access, personal door to garage.

GARAGE 12' 7" x 18' 3" (3.84m x 5.56m) Up and over door.





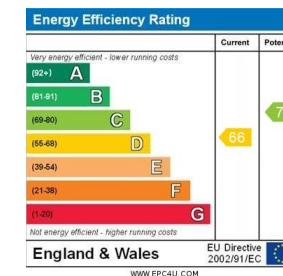
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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.

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