

£250,000
32 Morgan Road
Southsea, PO4 8JS

END TERRACED HOME WITH PARKING & NO CHAIN! This modern end terraced home is located in the cul-de-sac location of Morgan Road, a desirable location in Milton with Bransbury Park and the shoreline within close proximity. Offered to the market with no forward chain, the accommodation briefly comprises; entrance hall, fitted kitchen and a spacious living room on the ground floor. The first floor provides two generously sized bedrooms and a bathroom suite. There is a westerly aspect garden to the rear of the home. A real benefit for the property is the allocated parking to the front, which is elusive within Southsea. With double glazing and gas central heating, we feel this would make an ideal owner occupier or investment purchase. To fully appreciate the accommodation and benefits on offer, please call the Southsea office to arrange your viewing.

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PORCH Outdoor storage cupboards, wooden door to:-

HALL Laminate flooring, radiator, stairs to first floor landing.

KITCHEN 8' 1" x 7' 4" (2.48m x 2.25m) Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, sink and drainer unit, space for freestanding cooker, space and plumbing for washing machine, space for fridge/freezer, space for tumble dryer, laminate flooring, double glazed window to front elevation.

LOUNGE 14' 11" x 13' 5" (4.56m x 4.09m) Double glazed window to rear elevation, laminate flooring, radiator, storage cupboard, French doors to garden.

FIRST FLOOR LANDING Doors to all rooms, carpeted, loft access.

BEDROOM ONE 11' 0" x 13' 6" (3.36m x 4.14m) Dual aspect double glazed window, carpeted, radiator.

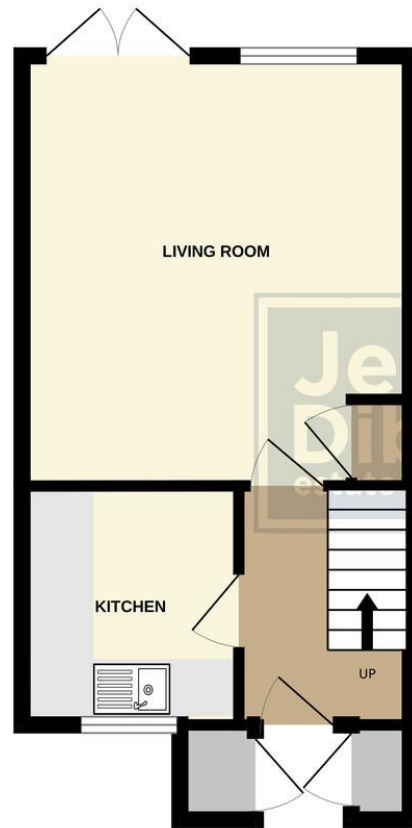
BEDROOM TWO 12' 1" x 6' 11" (3.70m x 2.12m) Double glazed window to rear elevation, carpeted, radiator.

BATHROOM 7' 5" x 6' 1" (2.28m x 1.86m) Panel enclosed bath with electric shower over, close coupled WC, pedestal mounted wash basin, vinyl flooring, radiator, double glazed window to side elevation.

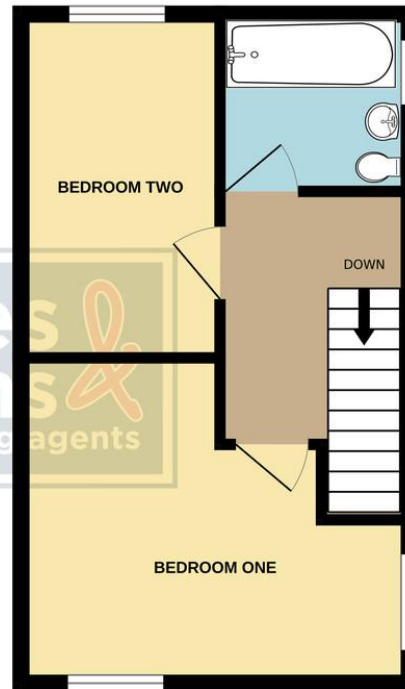
GARDEN Laid to paving with shingled area, enclosed by wooden fencing, west facing.



GROUND FLOOR



FIRST FLOOR



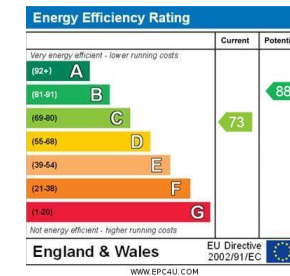
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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.

**Jeffries
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