



**£410,000**  
**1 Cromwell Road**  
Southsea, PO4 9PN

STUNNING END-TERRACED HOME WITH GARAGE & OUTBUILDING! A rare opportunity to acquire this beautifully presented end-terraced home, forming part of the distinctive terrace on Cromwell Road, formerly known as the 'Captain's Houses'. Occupying a generous corner plot just moments from the seafront, this charming home has been thoughtfully renovated by the current owners to an exceptional standard, creating stylish and versatile accommodation suited to a variety of buyers. Arranged over three principal floors, the accommodation begins on the hall floor with a contemporary kitchen/dining room featuring a bay window, integrated appliances and ample space for entertaining. This floor also benefits from a separate utility room and a beautifully appointed shower room complete with a walk-in shower and vanity unit. The lower ground floor offers a spacious and versatile living room, which could also be utilised as an additional bedroom, home office or guest accommodation. To the first floor are two well-proportioned double bedrooms, including fitted wardrobes within the main bedroom. To the rear, the property offers a range of excellent features, including a low-maintenance garden with side access and a covered seating area, a substantial outbuilding currently utilised as a bar, and the rare addition of a garage with an electric door. An internal viewing is highly advised to fully appreciate all this home has to offer.

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**ENTRANCE** Forecourt enclosed by metal fencing, resin covered stairs up to composite front door.

**PORCH** Feature wall panelling, door to:-

**KITCHEN/DINER** 24' 8" into bay x 13' 10" (7.52m x 4.23m) Lovely 'Howdens' fitted kitchen comprising a range of wall and base level units incorporating square edge work surfaces, sink with inset drainer unit and mixer tap, integral appliances include: dishwasher, oven, microwave, fridge/freezer and induction hob. Feature wall panelling, radiator, luxury vinyl flooring, double glazed bay window to front elevation, double glazed window to side elevation.

**INNER STAIRWELL** Stairs to first floor and lower floor, contemporary radiator, opening to utility room.

**SHOWER ROOM** 11' 0" x 5' 10" (3.37m x 1.79m) Stunning shower room comprising walk-in shower cubicle with thermostatic mixer and over-sized shower head, combined vanity unit incorporating WC and ceramic bowl sink with cupboards, contemporary radiator, high gloss tiling throughout, double glazed window to side elevation.

**UTILITY ROOM** 8' 2" x 7' 10" (2.50m x 2.39m) Range of wall and base level units, spaces and plumbing for washing machine and tumble dryer, cupboard housing wall mounted 'Valliant' boiler, contemporary radiator, luxury vinyl flooring, double doors to garden.

**LIVING ROOM/BEDROOM** 23' 10" x 13' 9" (7.27m x 4.21m) Dual aspect double glazed windows, carpeted, radiator, cupboard housing electric meter.

**FIRST FLOOR LANDING** Double glazed window to rear elevation, loft access, cupboard, radiator.

**BEDROOM TWO** 11' 1" x 10' 7" (3.39m x 3.25m) Double glazed window to side elevation, carpeted, radiator.

**BEDROOM ONE** 10' 10" including wardrobes x 14' 0" (3.32m x 4.27m) Double glazed window to front elevation, carpeted, radiator, feature wall panelling, built-in wardrobes.

**GARDEN** Laid to artificial lawn with resin walkway, covered canopy seating area, side pedestrian access, outside WC, outbuilding and personal door to:-

**GARAGE** 17' 1" x 9' 3" (5.23m x 2.82m) Electric up and over door, power and electricity.

**OUTBUILDING/BAR** 18' 3" x 18' 8" (5.57m x 5.69m) Power and electricity.





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 B

**VIEWINGS**  
By prior appointment only

EPC Graph to Follow

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  
Dibbens &**  
estate and letting agents

**OFFICE ADDRESS**

1 Marmion Road, Southsea,  
Hampshire, PO5 2DT

**CONTACT**

023 9236 1111  
southsea@jeffries.co.uk  
www.jdea.co.uk