



Nesbits

Established 1921

146 Essex Road, Southsea, PO4 8DJ

Price £490,000

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A much prized address, 1st-class specification throughout, and the perfect blend of period features with modern amenities combine to make this EXTENDED FOUR DOUBLE BEDROOM CHARACTER PROPERTY the ideal family home and a truly exceptional opportunity. Now a dedicated Conservation Area (No. 29), tree-lined Essex Road runs between Winter Road and Clovelly Road, just south of Goldsmith Avenue. This consistently sought-after residential location is moments only from Milton Park recreation space, whilst placing a wider range of public amenities within a radius of some one mile, including: Southsea Seafront, main-line station, St Mary's Hospital, bus services, The Pompey Centre, local shops and eateries, and various schools (the nearest being Wimborne Primary). This stylish and attractive inner-terrace Edwardian residence has brick elevations under a modern tiled roof, the striking facade incorporating gabled double bay window. It stands behind a deep forecourt and to the rear is a walled garden, 26ft x 19ft, with pedestrian gate and exterior lighting.



Extended to the rear and into the former loft space (with an en-suite bedroom), living accommodation is both generous and well-proportioned, adding greatly to the house's appeal. Its full details are given as follows and early internal inspection is highly recommended to appreciate the qualities of this fine home:

Front door, with stained-glass, lead-light panels, to:

ENTRANCE HALL

Coved ceiling with rose. Facing staircase to upper floors having railed balustrade together with built-in cloaks and storage cupboards under. Single panel radiator.

LOUNGE

14'7 x 12'0 (4.45m x 3.66m)

Splay bay window to front elevation having UPVC replacement sash-style double-glazing. Coved ceiling with rose. Featured cast-iron fireplace with inset decorative tiles. Double panel radiator. Exposed floorboards.

'L'-SHAPED LIVING/DINING ROOM

Dining Area

17'3 x 9'6 (5.26m x 2.90m)

Coved ceiling with period rose. Exposed floorboards. Double panel radiator. Period part lead-light and stained-glass





door, with similar surround, to Kitchen/Breakfast Room. Square opening to:

Living Area

11'0 x 8'9 (3.35m x 2.67m)

Exposed floorboards. Period sash window to rear elevation. Double panel radiator.

KITCHEN/BREAKFAST ROOM

13'4 x 9'4 (4.06m x 2.84m)

A modern extension, fitted and equipped with: base and wall cupboards, wood-block work surfaces with tiled surround, breakfast bar, 1½ bowl enamel inset sink with mixer tap, electric oven, 5-ring gas hob with extractor canopy, 'fridge and freezer, dishwasher, and washing machine. Double panel radiator. Wood-laminate flooring. Pitched ceiling with pair of 'Velux' double-glazed roof windows together with 12 recessed



spotlights. UPVC double-glazed window to rear elevation; pair of similar French doors to garden.

FIRST FLOOR

LANDING

BATHROOM & W.C.

7'6 x 5'10 (2.29m x 1.78m)

Contemporary white suite comprising: semi-inset handbasin with mixer tap plus cupboard and drawers under, low flush w.c., and bath on claw-and-ball feet with independent 'Mira' shower mixer. Extractor. Vertical towel rail/radiator. UPVC replacement part-obscure double-glazed sash-style window to front elevation.

BEDROOM TWO

14'7 x 10'9 (4.45m x 3.28m)

Splay bay window to front elevation



having UPVC replacement sash-style double-glazing. Coved ceiling with rose. Cast-iron fireplace with inset decorative tiles. Pair of period built-in wardrobes. Double panel radiator.

BEDROOM THREE

14'10 x 9'1 (4.52m x 2.77m)

Period sash window to rear elevation. Cast-iron fireplace with inset decorative tiles. Double panel radiator.

BEDROOM FOUR

11'3 x 8'9 (3.43m x 2.67m)

Period sash window to rear elevation. Double panel radiator. 'Vaillant' gas fired central heating and hot water boiler.

TOP (2nd) FLOOR

SMALL LANDING

To:

PRINCIPAL BEDROOM (ONE) SUITE



19'4 x 15'5 (5.89m x 4.70m)

Measurements include en-suite. Wide square dormer to rear elevation having pair of UPVC double-glazed windows. 'Velux' double-glazed roof window to front slope. Built-in storage cupboard, access to eaves. Single panel radiator. Door to:

EN-SUITE SHOWER & W.C.

7'3 x 6'6 (2.21m x 1.98m)

Contemporary white suite comprising: rectangular semi-inset handbasin with mixer tap plus cupboards and drawers under, low flush w.c. with concealed cistern, corner shower cubicle. Vertical towel rail/radiator. 'Velux' double-glazed roof window to front slope.

OUTSIDE

FRONT: Deep garden forecourt with walled surround and quarry-tiled path.

REAR: Depth: 26'0 (7.29m) Width: 19'0 (5.79m) Generous garden with pleasant outlook; laid to paving with walled surround and raised bed. Useful storage recess. Rear pedestrian gate. Exterior lighting and power.

COUNCIL TAX

Band 'D' - £2,291.71 p.a. (2026/27)

EPC

Energy Rating 'tbc' (Floor Area sq m approx).

VIEWING

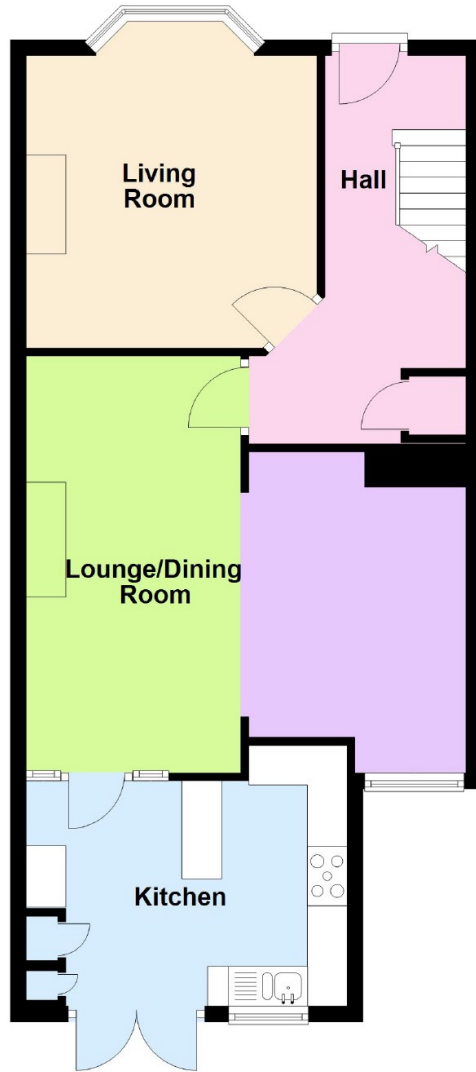
By appointment with SOLE AGENTS,
D. M. NEBSIT & CO.
(18083/059422)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

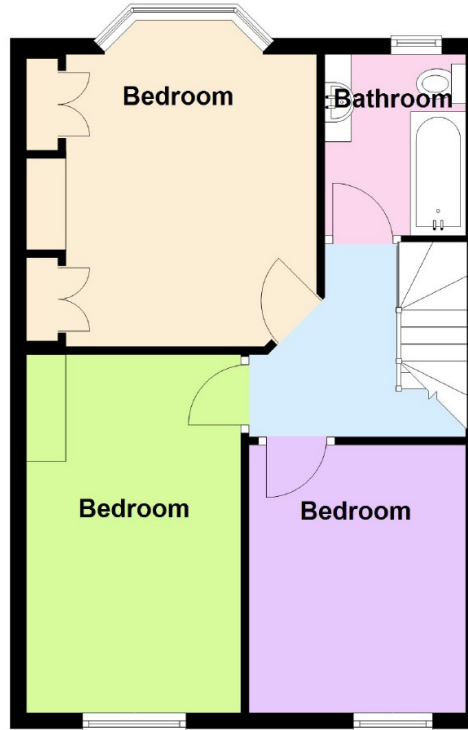




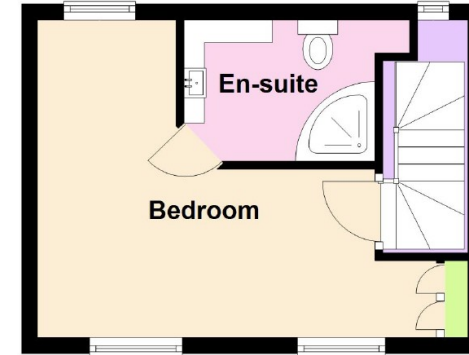
Ground Floor



First Floor



Second Floor



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