

# bushnell porter



## Worsley Street

Eastney Southsea PO4 9PR



- Through lounge/dining room
- High gloss kitchen
- White three piece downstairs bathroom suite
- Two bedrooms
- Gas central heating
- Double glazing
- Enclosed paved rear garden
- 'Eastney Village' location
- Close to Eastney seafront
- No forward chain



## Independent Estate Agents

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Other Offices in Hampshire



**A two bedroom open plan corner house situated in a requested 'Eastney Village' location and offered for sale with no forward chain.**

## **ACCOMMODATION**

**LOUNGE/DINING ROOM** 24ft 7 (7.51m) x 11ft 9 (3.60m) dual side and front aspect room, to the front southerly aspect double glazed window with adjacent Georgian style part panelled part frosted double glazed front door with frosted fanlight over, westerly facing side aspect double glazed window, two panelled radiators, cupboard housing gas and electric meters, understairs storage cupboard, plain plastered ceiling, stairs rising to first floor, door frame with glazed blockwork leading through to kitchen.

**KITCHEN** 8ft 10 (2.69m) x 7ft 4 (2.25m) white high gloss units with brushed steel effect furniture, one and half bowl stainless steel inset sink unit with chrome monobloc swan neck mixer tap over, wood block effect work surfaces with tiled splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards with under and over pelmet, under pelmet lighting, built-in brushed steel electric oven and grill with four ring brushed steel gas hob over, cooker hood over hob, integrated fridge, integrated freezer, integrated dishwasher (not working), ceramic floor tiles, panelled radiator, westerly facing side aspect double glazed window, plain plastered ceiling, part panelled part frosted single glazed door to rear lobby.

**REAR LOBBY** wood grain panel effect door to bathroom, part panelled part double glazed door leading to side lean to.

**BATHROOM** 6ft 5 (1.97m) reducing to 3ft 4 (1.03m) x 7ft 4 (2.23m) reducing to 4ft 6 (1.39m) L-shaped rear aspect room via double glazed window overlooking paved rear garden, white three piece suite comprising panel enclosed bath with chrome bath mixer, pop-up waste, electric shower mixer over, tiled surround, glazed screen, close coupled wc, rectangular wash hand basin with chrome monobloc mixer tap and pop-up waste, white high gloss storage cupboard below with chrome furniture, tiling to most walls with decorative dado tile, shaver point, ceramic floor tiles, plain plastered ceiling.

**SIDE LEAN TO** 15ft 6 (4.73m) x 3ft 10 (1.17m) double glazed polycarbonate sloping roof, cupboard housing space for washing machine, part panelled part frosted single glazed door to rear garden, tiled flooring.

**FIRST FLOOR LANDING** access to roof space, panelled doors to bedroom one and bedroom two.

**BEDROOM 1** 11ft 10 (3.62m) x 11ft 5 (3.48m) southerly front aspect room via double glazed window, panelled radiator.

**BEDROOM 2** 12ft 9 (3.90m) x 8ft 5 (2.57m) westerly facing side aspect room via double glazed window, panelled radiator, cupboard housing boiler.

**OUTSIDE** to the rear of the property there is an enclosed paved patio garden approximately 20ft 6 (6.27m) x 12ft 5 (3.79m) outside tap, flagstone paved patio, side wooden gate.

**PARKING PERMIT ZONE - MG- Annual Fees apply, for current rates see Portsmouth City Council link - <https://www.portsmouth.gov.uk/services/parking-roads-and-travel/parking/resident-parking-permits/>**

**COUNCIL TAX – Portsmouth City Council – Band B - £1,782.44 (2026/2027)**

**FREEHOLD**

**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>**

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The Floor Plan is For Guidance Only And is Not To Scale

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

