

£300,000
27 Fraser Road
Southsea, PO5 1EE

RENOVATED THREE BEDROOM HOME WITH NO FORWARD CHAIN! This beautifully presented bay and forecourt home has been renovated to produce a family residence which can be moved straight into. Situated along Fraser Road, a popular residential location of Southsea, the property boasts an abundance of charming original features, spacious accommodation throughout and stylish modern finishes. The ground floor provides the living space for the home, with a spacious 26ft living room with ceiling roses, a downstairs cloakroom and a bright and airy kitchen/breakfast room, perfect for hosting. The first floor hosts a contemporary four-piece bathroom suite, complemented by three generously sized bedrooms. Externally, the property enjoys a low-maintenance courtyard-style garden. The renovation includes newly fitted carpets and flooring, redecoration throughout and a brand new heating system including radiators. A truly lovely home with no chain, which can only be appreciated by an internal viewing.

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ENTRANCE Enclosed forecourt, front door to:

HALLWAY Stairs to first floor landing, newly fitted carpet, doors to all rooms, period coving, dado rail and picture rail.

LIVING/DINING ROOM 27' 9" into bay x 10' 10" into recess (8.48m x 3.31m) Double glazed bay window to front elevation, newly fitted carpet, feature fireplace with electric fire, two radiators, period features include: ceiling rose, cornice and picture rail, archway through to dining room, open fireplace, French doors to garden.

KITCHEN/DINER 21' 9" x 8' 9" (6.63m x 2.67m) Modern fitted kitchen comprising a range of wall and base level units incorporating wooden work surfaces, sink and drainer unit with mixer tap, electric oven and induction hob with extractor hood over, cupboard housing newly fitted boiler, two modern radiators, tiled to principal areas and vinyl flooring, carpeted to dining area, double glazed obscure window to side elevation, double glazed window to rear elevation, door to garden.

WC Low level WC, wall mounted wash basin.

FIRST FLOOR LANDING Doors to all rooms, window to side elevation, newly fitted carpet, loft access.

MASTER BEDROOM 12' 5" x 14' 1" (3.79m x 4.31m) Double glazed window to front elevation, newly fitted carpet, radiator, picture rail.

BEDROOM TWO 12' 4" x 10' 9" (3.78m x 3.30m) Double glazed window to rear elevation, radiator, newly fitted carpet.

BEDROOM THREE 10' 11" x 8' 10" (3.34m x 2.70m) Double glazed window to rear elevation, newly fitted carpet, radiator.

BATHROOM 9' 6" x 5' 7" (2.90m x 1.71m) Four piece bathroom suite comprising panel enclosed bath with mixer tap, low level WC, wall mounted wash basin, corner shower cubicle with thermostatic mixer, tiled to principal areas and luxury vinyl flooring, obscure double glazed window to side elevation.

GARDEN Enclosed by brick walls.



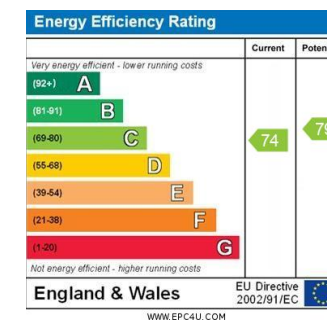
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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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