



£245,000
57 Exmouth Road
Southsea, PO5 2QL

TWO BEDROOM HOME SOUTH OF ALBERT ROAD! Located in the ever-popular Exmouth Road, this period two bedroom property is ideally situated just a short stroll from Southsea Seafront, Southsea Common, as well as the vibrant amenities of Albert Road, with its array of independent shops, bars, restaurants, cafés and the historic Kings Theatre. The ground floor offers an open plan living area with two reception rooms divided by an open staircase, fitted kitchen and modern bathroom suite. Two double bedrooms occupy the first floor. A staggered low maintenance garden can be found to the rear of the home. Gas central heating and double glazing with bespoke shutters complete the appeal. A home within this location is highly desirable, so we advise an internal viewing at your earliest opportunity.

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ENTRANCE Double glazed door to:-

RECEPTION ROOM ONE 8' 9" x 11' 6" (2.67m x 3.53m) Double glazed window with bespoke shutters to front elevation, engineered oak flooring, exposed staircase, period feature fireplace, radiator.

RECEPTION ROOM TWO 9' 1" x 11' 9" (2.78m x 3.59m) Double glazed window with bespoke shutters to rear elevation, engineered oak flooring, radiator, period feature fireplace.

KITCHEN 9' 3" x 6' 11" (2.83m x 2.12m) Fitted kitchen comprising a range of wall and base level units incorporating solid wood work surfaces, 'Butler' sink with mixer tap, spaces for cooker and fridge/freezer, space and plumbing for washing machine, cupboard housing 'Vaillant' combination boiler, tiled flooring, double glazed window to side elevation.

LOBBY Tiled flooring, larder cupboard, door to garden

BATHROOM 6' 2" x 7' 2" (1.88m x 2.19m) Panel enclosed bath with thermostatic mixer over, pedestal mounted wash basin, low level WC, tiled to principal areas and vinyl flooring, double glazed window to rear elevation.

LANDING Doors to all rooms.

BEDROOM ONE 9' 1" x 11' 9" (2.78m x 3.59m) Double glazed window with bespoke shutters to rear elevation, exposed floorboards, radiator.

BEDROOM TWO 8' 9" x 11' 6" (2.67m x 3.53m) Double glazed window to bespoke shutters to front elevation, exposed floorboards, radiator, built-in wardrobes.

GARDEN Two tier garden, lower level laid to shingle and upper level laid to artificial lawn. Shrub borders, shed, enclosed by wooden fencing.

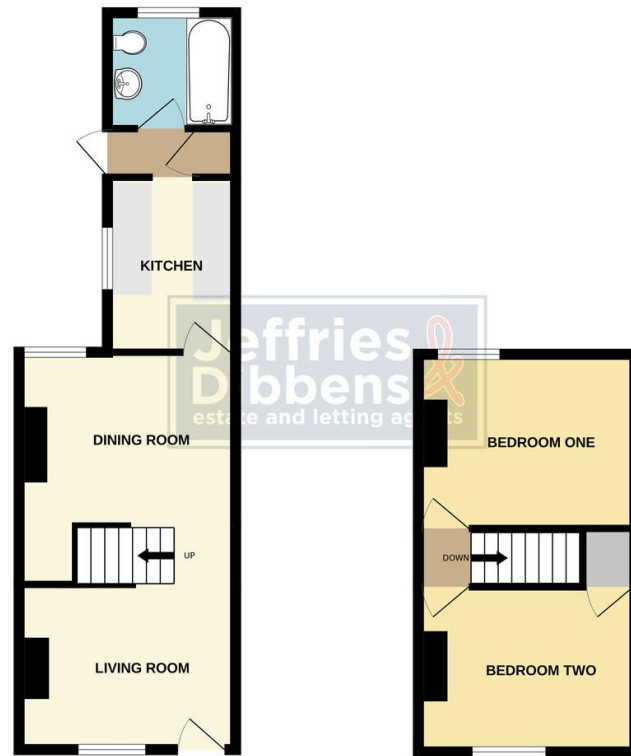
AGENTS NOTE:

COUNCIL TAX Band B.



GROUND FLOOR

FIRST FLOOR



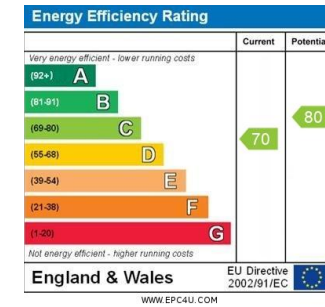
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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