bushnell porter



Collins Road

Southsea PO4 9NZ



- Entrance hall
- Front aspect lounge with bay window
- Contemporary style grey kitchen
- Dining room
- Rear aspect family area overlooking rear garden
- Three first floor bedrooms
- White three piece first floor bathroom suite
- Top floor master bedroom suite with ensuite shower room
- Gas heating and double glazing
- Enclosed paved rear garden
- Close to Southsea seafront

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A four bedroom single bay and forecourt period house that has been extended to the rear to provide open plan kitchen, dining and family area together with the loft being converted into master bedroom suite with ensuite shower room and being situated in the popular Collins Road location close to Southsea Seafront.

ACCOMMODATION

ENTRANCE HALL via part panelled part frosted double glazed front door with frosted double glazed fanlight over, stairs rising to first floor with natural wood banister, carved spindles and newel post, understairs panelling with cupboard housing gas and electric meters and fuses, double panelled radiator, natural wood period style panelled doors to all rooms, central heating room thermostat, wood grain effect laminate flooring, coved and plain plastered ceiling, understairs cloaks area, recess with door to dining room.

LOUNGE 11ft 9 (3.60m) x 11ft 2 (3.41m) plus front aspect double glazed bay window approximately 7ft 4 (2.23m) x 3ft 1 (0.95m) double panelled radiator, period style skirting boards, picture rail, coved and plain plastered ceiling with inset ceiling spotlights, chrome power and light points, television point.

DINING ROOM 13ft 10 (4.21m) x 7ft 6 (2.28m) single panelled radiator, wood grain effect laminate flooring, period skirting boards and picture rail, plain plastered ceiling, dining room open out onto family room, door to hallway.

FAMILY ROOM 16ft 9 (5.12m) x 8ft 5 (2.58m) rear aspect room with feature double glazed French doors with adjacent double glazed picture windows opening out onto paved rear garden, sloping plain plastered ceiling with three double glazed skylight windows, inset ceiling spotlights wood grain effect laminate flooring, utility area with space for washing machine, white roll edge work surfaces providing breakfast bar leading through to kitchen, two feature vertical radiators.

KITCHEN 10ft 9 (3.29m) x 9ft 3 (2.83m) kitchen overlooking family area with enamel single bowl single drainer inset sink unit with chrome monobloc mixer tap over, grey contemporary style units with chrome furniture, white roll edge work surfaces, range of storage pan cupboards and drawers below, matching eyelevel storage cupboards, built-in double electric oven and grill with four ring gas hob and brushed steel cooker hood over, space for freestanding fridge/freezer, space for dishwasher, wood grain effect laminate flooring, coved and plain plastered ceiling, mains powered smoke detector, chrome power and light fittings.

FIRST FLOOR GALLERIED LANDING with natural wood banister, carved spindles and newel post, natural wood period panelled doors to all rooms, plain plastered ceiling with mains powered smoke detector, staircase rising to master bedroom suite.

BEDROOM 2 11ft 10 (3.62m) x 11ft 2 (3.42m) front aspect room via double glazed windows, single panelled radiator, plain plastered ceiling with mains powered smoke detector.

BEDROOM 3 11ft (3.36m) x 9ft 3 (2.84m) rear aspect room via double glazed window overlooking rear gardens, single panelled radiator, built-in storage cupboard with slatted storage shelves and boiler concealed behind panel effect doors, period skirting boards and picture rail, plain plastered ceiling.

BEDROOM 4 13ft 9 (4.21m) x 7ft 6 (2.29m) rear aspect room via double glazed window overlooking rear garden, natural wood period exposed floorboards, single panelled radiator, plain plastered ceiling, smoke detector, mirror fronted wardrobes.

BATHROOM 6ft 4 (1.95m) x 5ft 5 (1.67m) front aspect room via frosted double glazed window, white three piece suite comprising tongue and groove panel enclosed bath with tiled surround, chrome taps, separate chrome shower mixer over, rail and curtain, close coupled wc., pedestal wash hand basin with chrome taps and tiled splashback, chrome towel rail/radiator, vinyl flooring, panel effect ceiling with inset spotlights.

TOP FLOOR LANDING with double glazed skylight window, plain plastered part sloping ceiling, period style panelled door to master bedroom suite.

MASTER BEDROOM SUITE 18ft (5.48m) x 13ft 6 (4.11m) reducing to 8ft 10 (2.70m) front to rear aspect room, to the front two double glazed skylight windows, to the rear double glazed dormer window overlooking rear gardens, feature painted exposed brick wall with adjacent feature exposed natural brick chimney breast, feature painted floorboards, double panelled radiator, under eaves storage space, plain plastered part sloping ceiling, recess with ensuite shower room.

ENSUITE SHOWER ROOM 6ft 7 (2.02m) reducing to 5ft 4 (1.64m) x 7ft 8 (2.35m) reducing to 3ft 6 (1.08m) L-shaped rear aspect room via double glazed dormer window overlooking rear gardens and roof tops, three piece suite comprising walk-in shower cubicle with two stone effect tiled walls, glazed door/screen, chrome shower mixer with monsoon shower head over, close coupled wc, rectangular ceramic wash hand basin with chrome monobloc waterfall tap over, grey high gloss storage cupboard with chrome handle below, porcelain grey floor tiles, chrome towel rail/radiator, plain plastered ceiling with inset ceiling spotlights and extractor fan, ensuite opens into master bedroom suite.

OUTSIDE to the front of the property there is a forecourt approach with period tiled flooring, door canopy, to the rear of the property there is an enclosed paved patio garden approximately 37ft (11.29m) x 17ft 10 (5.45m) paved patio garden with raised flower border with mature shrubs, further flower borders with pebbles, rear raised flower border with mature fig tree, outside courtesy lights, outside tap.

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 C - £2,037.07 (2026/2027)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

