



£425,000
33 Orchard Road
Southsea, PO4 0AA

STUNNING PERIOD HOME WITH OPEN PLAN KITCHEN/DINING ROOM! This impressive double bay and forecourt semi-detached period home, located along Orchard Road, beautifully combines timeless character with stylish contemporary finishes to create an exceptional family home. The extended accommodation has been thoughtfully upgraded by the current owners and comprises a welcoming entrance hallway with stained glass windows, a downstairs cloakroom, and generous living space including a formal living room, a separate family room, and a stunning open plan kitchen/dining room. This fantastic entertaining space is enhanced by a recently fitted 'Wren' kitchen with integrated appliances, alongside bi-folding doors that open seamlessly onto the rear garden offering a great entertaining space. To the first floor, there are three well-proportioned bedrooms, a versatile study room, and a modern family bathroom suite. The property retains an abundance of period features, including high ceilings, original skirting boards, picture rails, and exposed floorboards, all of which add to the home's charm and character. Conveniently situated in central Southsea, the property offers easy access to a wide range of local amenities, including shops, restaurants, parks, and excellent transport links. Commuters will particularly appreciate the direct connections to London from Fratton train station. An internal viewing is highly recommended to fully appreciate the space, quality, and lifestyle this exceptional home has to offer.

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ENTRANCE Period tiled walkway to wooden front door.

HALLWAY Stained glass windows, exposed floorboards, stairs with spindled balustrade to first floor landing, period coving, dado rail and picture rail.

CLOAKROOM WC, wall mounted wash basin.

LOUNGE 17' 3" x 11' 7" (5.27m x 3.54m) Double glazed bay window to front elevation, exposed floorboards, contemporary radiator, high ceilings, period coving, open feature fireplace with wood surround, opening to:-

FAMILY ROOM 14' 9" x 18' 4" (4.52m x 5.59m) Exposed floorboards, contemporary radiator, high ceilings.

KITCHEN/DINING ROOM 17' 11" x 18' 5" (5.48m x 5.62m) Fitted 'Wren' kitchen comprising a range of wall and base level units incorporating Quartz work surfaces, one and a half bowl stainless steel sink and inset drainer unit, integral dishwasher and washing machine, 'AEG' hob with down draught extractor, 'Zanussi' double oven, radiator, tiled flooring, two skylight windows, bi-folding doors to garden.

FIRST FLOOR LANDING Exposed floorboards, loft access, doors to all rooms.

BATHROOM 7' 1" x 6' 0" (2.17m x 1.84m) Panel enclosed bath with thermostatic mixer, pedestal mounted wash basin, close coupled WC, radiator, tiled to principal areas, obscure double glazed window to front elevation.

BEDROOM ONE 17' 4" at widest point x 11' 8" (5.29m x 3.57m) Double glazed bay window to front elevation, exposed floorboards, radiator.

BEDROOM TWO 15' 0" x 10' 0" (4.58m x 3.05m) Double glazed window to rear elevation, carpeted, radiator.

STUDY 10' 5" x 8' 1" (3.18m x 2.47m) Exposed floorboards, skylight window.

BEDROOM THREE 10' 7" x 8' 0" (3.24m x 2.45m) Double glazed window to rear elevation, exposed floorboards, radiator.

GARDEN Laid to lawn with paved areas, wooden shed, enclosed by brick walls.



GROUND FLOOR

FIRST FLOOR



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 C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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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