

£230,000
78 Eastney Road
Southsea, PO4 9HZ

THREE BEDROOM HOME WITH LARGE GARDEN & NO CHAIN! This mid terraced home can be found along Eastney Road, a popular residential spot with the seafront and Bransbury Park just a short stroll away. The internal accommodation, which has been recently redecorated and the addition of new carpets, briefly comprises; entrance porch, 26ft lounge/diner and a modern kitchen on the ground floor. The first floor provides three generously sized bedrooms and a fitted bathroom. Externally, there is a larger than average garden for this location. Gas central heating and double glazing complete the appeal for the home. Internal viewing is highly advised to appreciate the home.





ENTRANCE Double glazed door to:-

PORCH Cupboard housing utility meters, door to:-

LIVING ROOM 26' 0" x 13' 4" (7.95m x 4.07m) Double glazed window to front elevation, newly laid carpet, radiator, stairs to first floor landing, double doors to garden.

KITCHEN 17' 4" x 7' 7" (5.29m x 2.32m) Fitted kitchen comprising a range of wall and base level units incorporating square edge work surfaces, stainless steel sink and drainer unit, electric oven and gas hob, spaces for washing machine and fridge/freezer, wall mounted boiler, double glazed window to rear elevation.

LANDING Doors to all rooms, nearly laid carpet, loft access.

BEDROOM ONE 14' 0" x 13' 3" (4.27m x 4.06m) Double glazed window to front elevation, carpeted, radiator.

BEDROOM TWO 11' 7" x 7' 4" (3.54m x 2.25m) Double glazed window to rear elevation, radiator, carpeted.

BATHROOM 8' 3" x 4' 9" (2.54m x 1.46m) Panel enclosed bath with shower attachment, wall mounted wash basin, close coupled WC, heated towel rail, double glazed window to side elevation.

BEDROOM THREE 8' 5" x 7' 6" (2.59m x 2.30m) Double glazed window to rear elevation, carpeted, radiator.

GARDEN Laid to lawn with paved walkway and raised shrub areas.





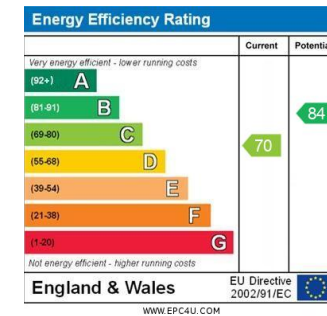
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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