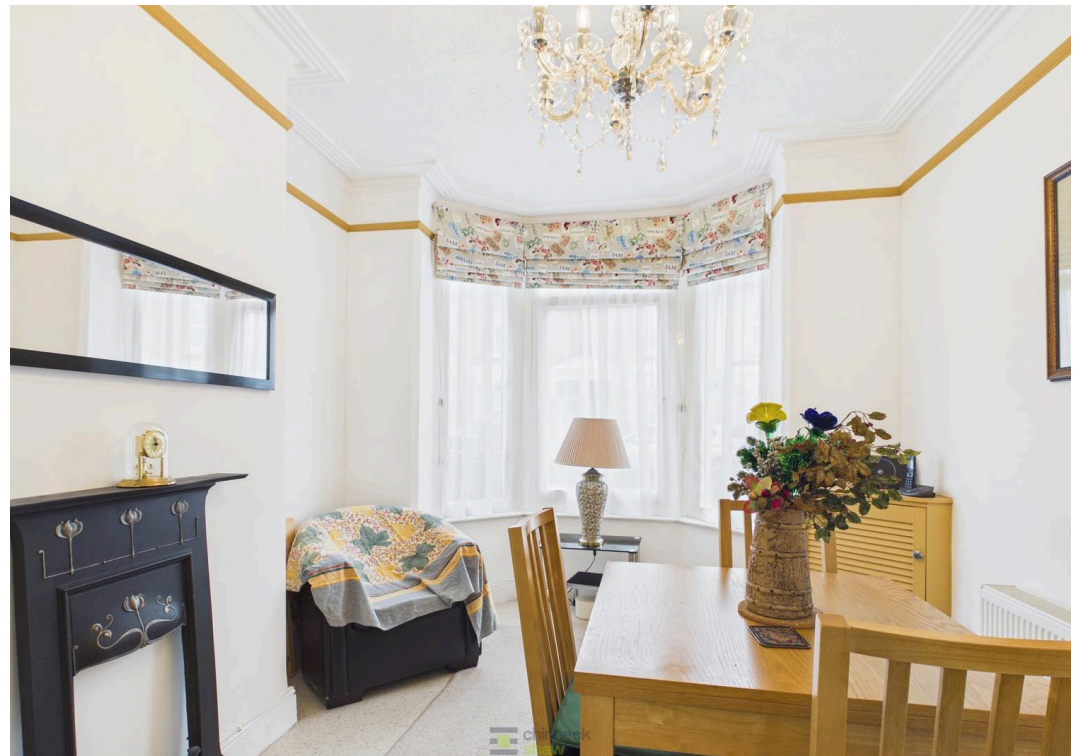
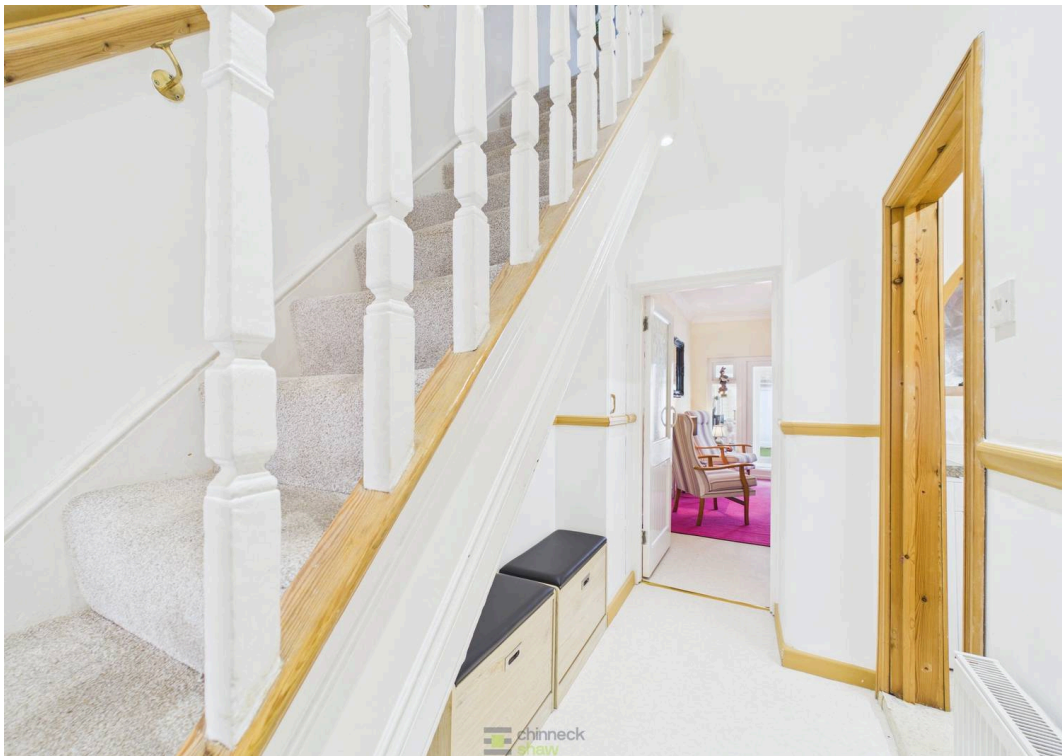




52 Catisfield Road, Southsea

Offers in Region of £250,000

 chinneckshaw



52 Catisfield Road

Southsea

This beautifully presented two-bedroom terraced house is located in a sought-after residential area with a friendly community and excellent amenities. The spacious lounge provides a welcoming space for relaxing or entertaining, while an adjoining sunroom, filled with natural light, offers versatility as a reading nook, playroom, or tranquil home office. The open plan kitchen and dining room feature sleek cabinetry and contemporary fittings, perfect for meal preparation and family gatherings. Both bedrooms are generously sized doubles with modern décor and ample storage space, creating restful retreats for all. The modern bathroom boasts elegant fixtures and a soothing atmosphere. Designed for easy maintenance, this home suits first-time buyers or professionals seeking a move-in ready property. Its flexible layout adapts to various lifestyles, whether starting a family, working from home, or simply desiring a stylish, manageable space. This exceptional residence combines modern comfort with timeless appeal in a thriving neighbourhood.

Material Information • Tenure: Freehold • Council Tax: Band C • Electricity: Mains Supply • Heating: Gas • Water Supply: Mains Supply • Sewage: Mains Supply • Broadband: Standard, Superfast and Ultrafast Fibre are all available in this area • Parking: On Street • Mobile: Ofcom official website checker states that EE, Vodafone, O2 and Three available in the area • Flood Risk: Low Risk





Ground Floor



Floor 1



Approximate total area⁽¹⁾

907 ft²

84.1 m²

Reduced headroom

11 ft²

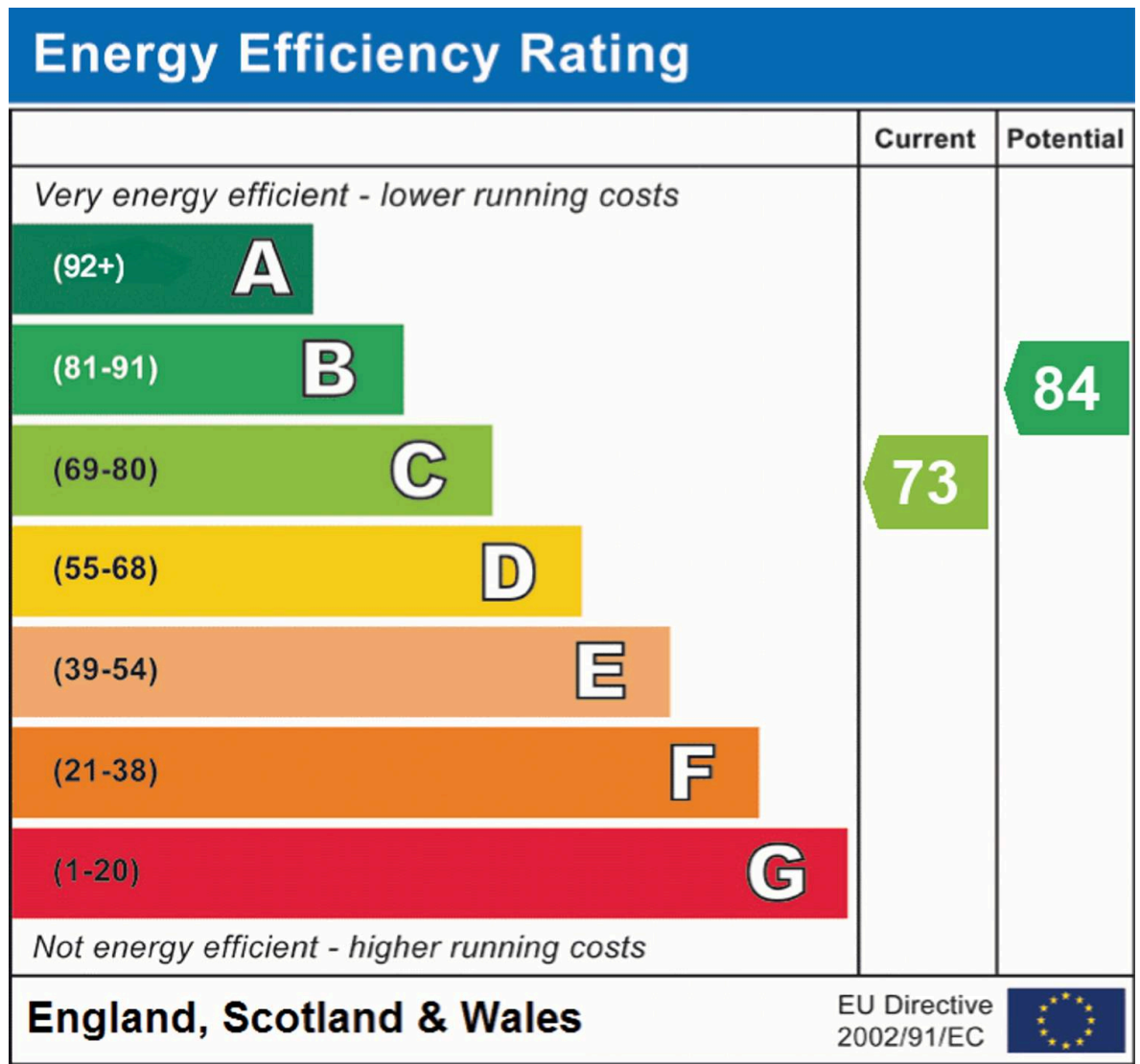
1 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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