

bushnell porter



Highland Road

Eastney Southsea PO4 9EZ



- Entrance hall
- Front aspect lounge
- Rear aspect dining room opening onto kitchen
- Two bedrooms
- White four piece upstairs bathroom suite
- Gas central heating
- Double glazing
- Courtyard garden



Independent Estate Agents

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A two bedroom two reception room semi-detached house with upstairs bathroom, gas central heating and double glazing.

ACCOMMODATION

ENTRANCE HALL via part panelled part frosted double glazed front door with frosted double glazed fanlight over, high level electric meter and fuses, decorative plaster arch, stairs rising to first floor, natural wood panelled door leading through to lounge, door frame leading through to dining room/kitchen.

LOUNGE 13ft 5 (4.09m) x 9ft 6 (2.91m) front aspect room via double glazed window, wood grain effect flooring, panelled radiator.

DINING ROOM 12ft 7 (3.83m) reducing to 11ft 5 (3.48m) x 16ft 6 (5.03m) reducing to 13ft 8 (4.17m) dual side and rear aspect room via double glazed windows, two panelled radiators, inset ceiling spotlights, space for freestanding fridge/freezer, dining room opening onto kitchen.

KITCHEN 11ft 7 (3.54m) x 6ft 10 (2.09m) panel effect kitchen with wooden furniture, one and half bowl stainless steel inset sink unit with monobloc swan neck mixer tap over, granite effect roll edge work surfaces, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards, space for cooker, space for washing machine, space for condensing tumble dryer, cupboard housing boiler, inset ceiling spotlights, frosted side aspect double glazed window, rear aspect double glazed French doors opening out onto courtyard garden.

FIRST FLOOR LANDING frosted single glazed window, rear aspect double glazed window, linen storage cupboard with shelving.

BEDROOM 1 13ft 3 (4.06m) x 12ft 8 (3.86m) front aspect room via double glazed window, panelled radiator, built-in storage cupboard, inset ceiling spotlights.

BATHROOM 9ft 8 (2.97m) x 7ft 6 (2.29m) white four piece suite comprising panel enclosed jacuzzi style bath with chrome bath mixer, tiled surround, mirror over, floating wall mounted wash hand basin with chrome taps, close coupled wc with concealed cistern, walk-in shower cubicle with two tiled walls, glazed door/screen chrome shower mixer, chrome towel rail/radiator, double glazed skylight window set into part sloping ceiling. Access to roof space.

BEDROOM 2 14ft 5 (4.39m) x 7ft (2.12m) rear aspect room via double glazed window overlooking rear gardens, panelled radiator.

OUTSIDE to the rear of the property there is a courtyard garden approximately 28ft 1 (8.56m) x 7ft (2.14m) flagstone paving, brick built storage shed. **Brick built storage shed** 7ft 3 (2.22m) x 6ft 5 (1.97m) power and light point. Within the rear courtyard garden there are two gates, one leading to the side of the property and one leading to 211 Highland Road.

NB: AGENTS NOTES We are advised by the vendor that there is a **right of access** for adjoining properties to access theirs via these two gates.

PARKING PERMIT ZONE – MH & MG (MG limited to 4 spaces in Owen Street & 8 spaces in Ward Road - Please check with Portsmouth City Council for more information)- 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 A - £1,527.80 (2026/2027)

FREEHOLD

BROADBAND/MOBILE SUPPLY CHECK – online at ‘Ofcom checker’ OR via the following link - <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

SCAN QR CODE FOR DIRECT ACCESS TO ALL OUR PROPERTIES



SPACE FOR FLOORPLAN

PLEASE BE AWARE THAT UNDER THE NEW REGULATIONS ON MONEY LAUNDERING, WE NOW REQUIRE PROOF OF ID AND CURRENT ADDRESS BEFORE A SALE CAN BE AGREED AND SOLICITORS INSTRUCTED. We are obliged to inform you that we intend offering to prospective purchasers financial assistance, assurance, insurance and estate agency services together with any other special offers which may be available from time to time from which we may receive additional commission or introductory fees. The information in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. Any photographs used are reproduced for general information and it must not be inferred that any item is included for sale with the property. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property that is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyors report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale. All details, descriptions, measurements, photographs and anything produced by Bushnell Porter with regard to the marketing of the property remains their copyright at all times and must not be reproduced, copied or shared in any way shape or form.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

