



116 Devonshire Avenue
Southsea, PO4 9EQ

Asking Price £375,000

co **groves**

Sales, Rentals and Block Management

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SOUTHERLY FACING REAR GARDEN & OFFERED WITH NO CHAIN. 3 Bedroom family home located in this much requested and sought after area close to Wimborne School, Bransbury Park, Winter Road shops, Milton Road shops, bus routes and amenities. The accommodation to this double bay fronted family home comprises 3 good size bedrooms, lounge, large dining/family room, fitted kitchen, ground floor WC, first floor bathroom. Other benefits include double glazing, gas central heating, coved ceilings, ceiling roses, feature fireplaces, southerly facing garden with brick built shed. The property is an ex rental property so does require a little updating.

Entrance Hall

Double glazed front door leading to entrance hall, coved ceiling with ceiling rose, picture rail, stairs to first floor with under stairs storage cupboard housing meters and electric consumer unit.

Lounge

15'5 into bay x 10'2 (4.70m into bay x 3.10m)

Double glazed bay window to front, coved ceiling with central ceiling rose, fire surround, radiator.

Dining/Family Room

14'10 x 16'5 (4.52m x 5.00m)

Double glazed patio doors to rear leading to garden with stained glass windows above, coved ceiling, picture rail, two radiators.

Kitchen

12'1 x 9'5 (3.68m x 2.87m)

Single drainer stainless steel sink unit with range of wall and base cupboards, work surfaces, oven, hob, extractor, plumbing for washing machine, space for fridge freezer, part tiled walls, vinyl flooring, Glow Worm gas boiler, double glazed window to side, double glazed door to rear lobby.

Rear Lobby

Tiled flooring, double glazed window to rear, double glazed door to garden.

WC

WC, vinyl flooring, double glazed window to rear.

First Floor Landing

Picture rail, dado rail.

Bedroom 1

15'5 into bay x 10'2 (4.70m into bay x 3.10m)

Double glazed bay window to front, radiator, coved ceiling, feature fireplace, radiator.

Bedroom 2

15' x 8'5 (4.57m x 2.57m)

Double glazed window to rear, feature fireplace, coved ceiling, radiator.

Bedroom 3

11'8 x 7'5 (3.56m x 2.26m)

Double glazed window to rear, feature fireplace, radiator.

Bathroom

5'8 x 5'5 (1.73m x 1.65m)

Suite comprising bath with shower over, wash hand basin, part tiled walls, double glazed window to front, hatch to loft, vinyl flooring, towel rail.

Southerly Facing Garden

Good size enclosed southerly facing garden with walled boundaries, lawn, pathway leading to brick built shed.

Brick Built Shed

17'4 x 6'6 (5.28m x 1.98m)

Additional Information

Tenure - Freehold

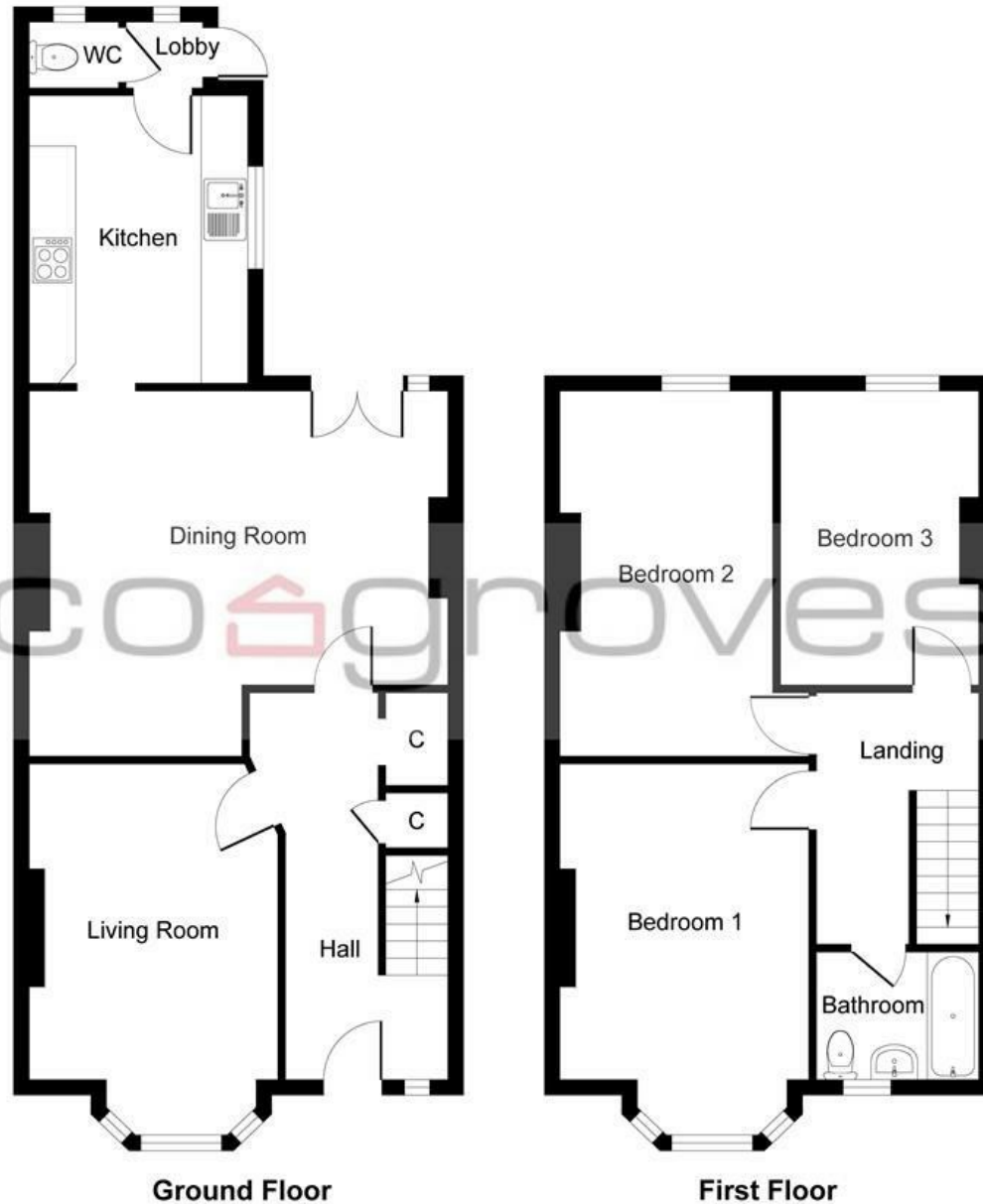
Council Tax - Band D

The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply they have been tested.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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