



**£255,000**  
**60 Suffolk Road**  
Southsea, PO4 8EJ

LOVELY TWO BEDROOM HOME WITH TWO RECEPTION ROOMS! A well presented mid terraced, bay & forecourt property located along the ever popular Suffolk Road, Southsea. Offered to the market with no forward chain, some period features and a larger than average rear garden, this property must be viewed! The internal accommodation is generously proportioned throughout and briefly comprises a southerly facing living room, a separate dining room, a lean-to, a fitted family bathroom, and a modern kitchen with skylight window. Two double bedrooms occupy the first floor. This home also benefits from gas central heating, double glazing and an enclosed garden. Ideally positioned with easy access out of the city, and being within walking distance of the seafront and Bransbury Park, we expect early interest in this property so contact the Southsea branch today to arrange your internal viewing.





**ENTRANCE** Period tiled forecourt with metal gate, composite front door to:-

**HALLWAY** Wall mounted meters, stairs to first floor, engineered oak flooring, period coving.

**LOUNGE** 9' 10" x 13' 3" (3.00m x 4.04m) Double glazed bay window to front elevation, period style ceiling rose, period style cornice, radiator, engineered oak flooring.

**DINING ROOM** 13' 1" x 11' 3" (3.99m x 3.43m) Double glazed window to rear elevation, radiator, under stairs storage cupboard, engineered oak flooring, door to:-

**KITCHEN** 8' 7" x 8' 5" (2.64m x 2.59m) Modern fitted kitchen comprising a range of wall and base level units incorporating roll top work surfaces, stainless steel sink and drainer unit with mixer tap, integrated oven and gas hob with extractor hood over, space and plumbing for washing machine, space for fridge/freezer, tiled to principal areas and vinyl flooring, double glazed window to side elevation, Velux skylight to rear elevation, double glazed door to lean-to, door to bathroom.

**BATHROOM** Panel enclosed bath with mixer tap and thermostatic shower over, vanity unit housing wash basin with mixer tap, low level WC, heated towel rail, cupboard housing wall mounted combination boiler, tiled to principal areas, obscure double glazed window to rear elevation.

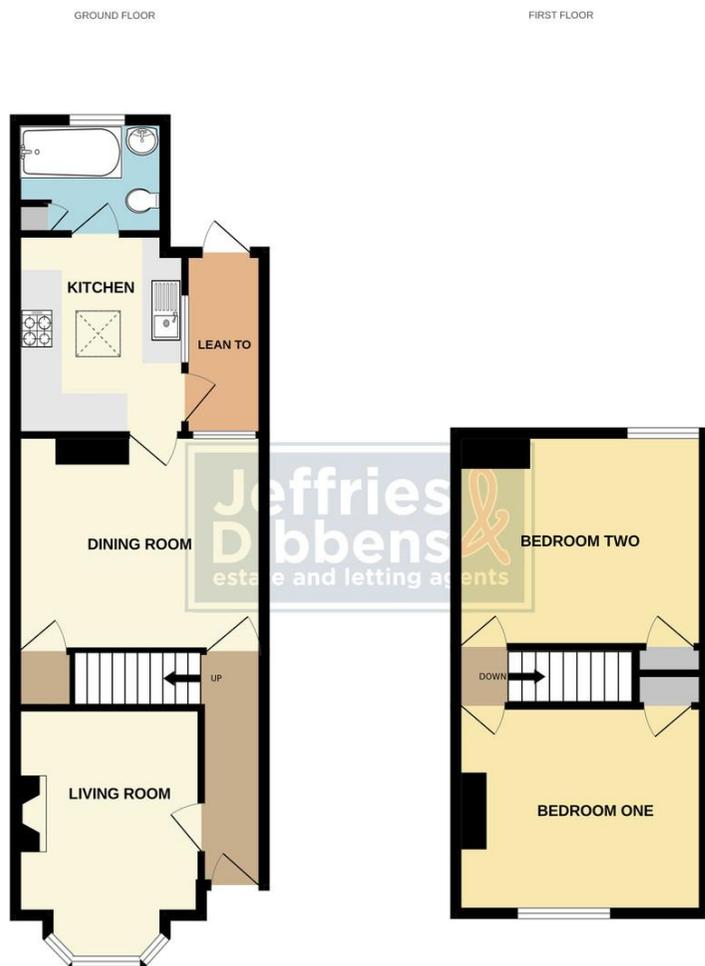
**LEAN-TO** Obscure glazed door to garden.

**FIRST FLOOR LANDING** Loft access, doors to:-

**BEDROOM ONE** 11' 5" x 13' 1" (3.49m x 4.01m) Double glazed window to rear elevation, radiator, built-in storage cupboard, carpeted.

**BEDROOM TWO** 10' 10" x 13' 1" (3.32m x 4.00m) Double glazed window to front elevation, radiator, built-in storage cupboard, carpeted.

**GARDEN** 25' 11" (7.92m) Mainly laid to lawn with surrounding shrub borders, raised decked seating area, shingled walkway, outside tap, enclosed by brick walls and wooden fencing.



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

**EPC Graph to follow**

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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