



£239,999
12 Exmouth Road
Southsea, PO5 2QL

THREE BEDROOM HOME WITH LARGE GARDEN & NO CHAIN! This mid terraced home is situated along Exmouth Road, a highly desirable location south of Albert Road and positioned perfectly to fully embrace all that Southsea has to offer. Offered to the market with no forward chain, the accommodation briefly comprises; entrance porch, 21ft lounge/diner, modern fitted kitchen and bathroom suite on the ground floor. Three bedrooms occupy the first floor. A real benefit for the home is the large westerly aspect garden, which is rarely available in this central location. Further benefits include gas central heating and double glazing. We would highly advise recommend an internal viewing at your earliest opportunity to see the location and accommodation on offer.





ENTRANCE Wooden door to:-

PORCH Door to:-

LOUNGE 22' 1" x 11' 5" (6.75m x 3.48m) Double glazed window to front elevation, carpeted, radiator, stairs to first floor landing, door to garden, door to:-

KITCHEN 11' 4" x 7' 2" (3.47m x 2.20m) Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit, electric oven and electric hob, space for fridge/freezer, space and plumbing for washing machine, wall mounted boiler, double glazed window to side elevation, door to:-

BATHROOM 6' 10" x 7' 2" (2.10m x 2.20m) Panel enclosed bath with mixer tap and shower attachment, wall mounted wash basin, close coupled WC, double glazed window to rear elevation.

FIRST FLOOR LANDING Doors to all rooms.

BEDROOM ONE 10' 11" x 11' 8" (3.33m x 3.57m) Double glazed window to front elevation, radiator, carpeted.

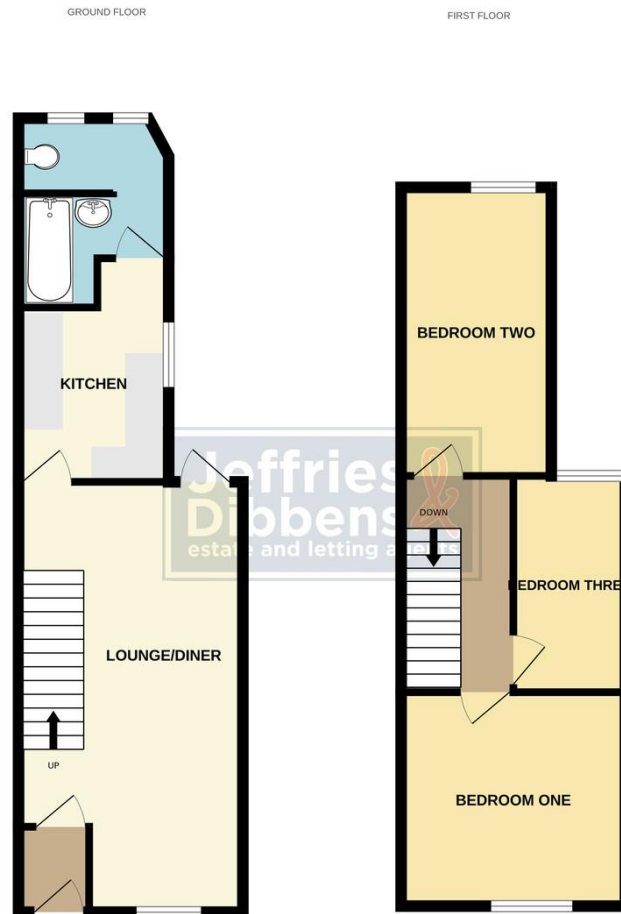
BEDROOM TWO 14' 7" x 7' 2" (4.46m x 2.19m) Double glazed window to rear elevation, carpeted, radiator.

BEDROOM THREE 11' 1" x 5' 6" (3.39m x 1.70m) Double glazed window to rear elevation, carpeted, radiator.

GARDEN Large westerly facing garden, enclosed by brick walls.

AGENTS NOTE:
COUNCIL TAX Band B.





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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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