

Nesbits

Established 1921

5 Chestnut Avenue, Southsea, PO4 8AB

Price £269,500

# 5 Chestnut Avenue, Southsea, PO4 8AB

An appealing blank canvas and a great opportunity for a buyer to add value. This THREE BEDROOM FAMILY HOUSE enjoys a popular cul-de-sac location and is very keenly priced to reflect the NEED FOR GENERAL MODERNISATION. Between Devonshire Avenue and Goldsmith Avenue, approached via Fernhurst Road, Chestnut Avenue is a surprisingly quiet, yet exceptionally convenient, residential address some one mile only from Southsea Town Centre and Seafront, within comfortable reach of a wide range of public amenities, including: main-line station, various schools, St Mary's Hospital, shops and eateries, recreation facilities, etc. Dating from around 1930, this inner-terrace property is of attractive appearance, having brick and pebbledash elevations under a slate roof, the facade incorporating double square bay window and arched porch. It stands behind a shallow forecourt, whilst to the rear is a fenced garden, with pedestrian gate, enjoying a westerly aspect. Occupied by our clients' family since new, and available now to the market with the benefit of NO ONWARD CHAIN, the property will reward a programme of refurbishment, holding considerable potential for new owners to implement their own tastes and ideas, creating a desirable home with much to commend it.







Full particulars are given as follows and early enquiry is urged:

Arched, recessed PORCH with panelled front door to:

## ENTRANCE HALL
Coved ceiling. Facing staircase to first floor, having railed balustrade together with cloaks recess under, also cupboard housing gas and electricity meters. Night storage radiator.

## LIVING ROOM
15'3 x 11'4 (4.65m x 3.45m)
Coved ceiling. Square bay window to front elevation having UPVC replacement double-glazing. Fireplace with gas point. Night storage radiator.

## DINING ROOM
12'10 x 10'4 (3.91m x 3.15m)
Coved ceiling. UPVC replacement double-glazed door, with similar flanking windows, to rear garden. Period oak fireplace with gas point. Night storage radiator. Serving hatch from kitchen.

## KITCHEN
11'1 x 6'8 (3.38m x 2.03m)
Fitted base and wall cupboards, work surfaces with tiled surround, 1½ bowl stainless steel inset sink with mixer tap. Gas cooker point. Plumbing for washing machine. Built-in pantry. UPVC and double-glazed door, with similar surrounding windows, to rear garden.

## FIRST FLOOR

## LANDING

## BATHROOM & W.C.
7'10 x 5'10 (2.39m x 1.78m)
White suite comprising: panelled bath with 'Triton' independent shower mixer, pedestal handbasin, and low flush w.c. UPVC replacement obscure double-glazed window to front elevation. Access to Loft Space.

## BEDROOM ONE
15'5 x 11'4 (4.70m x 3.45m)
Coved ceiling. Square bay window to front elevation having UPVC replacement double-glazing. Night storage radiator.

## BEDROOM TWO
12'11 x 9'9 (3.94m x 2.97m)
UPVC replacement double-glazed window to rear elevation. Built-in wardrobe.

## BEDROOM THREE
10'10 x 7'4 (3.30m x 2.24m)
UPVC replacement double-glazed window to rear elevation.

## OUTSIDE
FRONT: Walled and fenced forecourt.
REAR: Depth: 27'2 (8.28m) Width: 18'8 (5.69m) Average-sized garden enjoying a sunny, westerly aspect; fenced surround, wrought-iron rear pedestrian gate, useful brick-built shed/workshop. External w.c. with high flush suite and UPVC replacement obscure double-glazed window.

## COUNCIL TAX
Band 'C' - £2,037.07 per annum (2026/27).

## EPC
Energy Rating 'E' (Floor Area 89 sq m approx).

## VIEWING
By appointment with SOLE AGENTS,
D. M. NESBIT & CO.
(18127/064433)

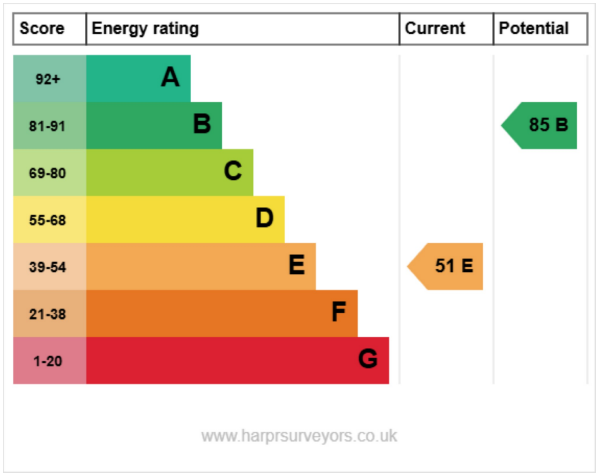













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