

bushnell porter



**Suffolk Road
Southsea PO4 8EH**



- Front aspect lounge with bay window
- Rear aspect dining room
- Cream high gloss side aspect kitchen
- Downstairs white three piece shower room
- Two double bedrooms
- Enclosed southerly aspect rear garden
- Double glazing
- Part Gas central heating (Downstairs)
- Close to Eastney Road shops and Bransbury Park



Independent Estate Agents

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A two bedroom two reception room mid-terraced house with southerly facing paved enclosed rear garden close to Eastney Road shops and Bransbury Park. No forward chain.

ACCOMMODATION

LOUNGE 13ft (3.98m) x 10ft 3 (3.14m) plus double glazed front aspect bay window, part panelled part frosted double glazed front door with frosted double glazed fanlight over, central chimney breast with wooden mantle and surround, tiled back, period ceiling rose, panelled radiator, recess with stairs rising to first floor.

DINING ROOM 13ft (3.98m) x 10ft (3.06m) southerly rear aspect room via double glazed window overlooking side storage area, chimney breast with wooded mantel, door to understairs storage cupboard housing gas and electric meters, panelled door leading to kitchen, panelled radiator.

KITCHEN 10ft (3.06m) x 7ft 7 (2.33m) plus recess and side aspect double glazed bay window approximately 5ft (1.52m) x 2ft 9 (0.86m), kitchen comprising of cream high gloss units with brushed steel effect furniture, wood effect work surfaces, single bowl single drainer stainless steel inset sink unit with chrome taps over, range of storage cupboards and draws under, further range of matching eyelevel storage cupboards, space for cooker, space for fridge/freezer, space for washing machine, archway leading to rear lobby.

REAR LOBBY part panelled part frosted double glazed door to rear garden, panelled radiator, panelled door to shower room.

BATHROOM 8ft 9 (2.66m) x reducing to 6ft 1 (1.87m) x 8ft 1 (2.46m) reducing to 4ft 7 (1.41m) southerly rear aspect L-shaped room via frosted double glazed window, white three piece suite comprising corner shower cubicle with two splashback walls, glazed door and screen, chrome shower mixer, wall mounted hand basin with chrome taps cupboard under, low level w.c., panelled radiator, part tiling to walls, cupboard housing boiler, inset ceiling spotlights, extractor fan.

FIRST FLOOR LANDING stairs rising to first floor, period panelled doors to bedrooms.

BEDROOM 1 13ft (3.98m) x 10ft 4 (3.16m) front aspect room via double glazed window, built-in storage cupboard.

BEDROOM 2 13ft (3.98m) x 10 ft 1 (3.07m) southerly rear aspect room via double glazed window overlooking rear gardens, built-in storage cupboard, access to loft space.

OUTSIDE to the front of the property there is a forecourt approach, to the rear there is an enclosed paved southerly facing rear garden approximately 23ft 7 (7.19m) x 13ft 9 (4.20m) with flower borders, side storage area and outside tap.

PARKING PERMIT ZONE - MI- 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/>

FREEHOLD - COUNCIL TAX – Portsmouth City Council – Band B - £1,782.44 (2026/2027)

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The Floor Plan is For Guidance Only And is Not To Scale

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

