



Nesbits

Established 1921

4a Wilson Grove, Southsea, PO5 1PD

Price £475,000

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Enjoying a desirable Conservation Area address, this attractively presented THREE BEDROOM MODERN END-TERRACE FAMILY HOUSE benefits from delightful gardens, replacement double-glazing, central heating, a useful loft room with potential, and the considerable asset of a DOUBLE-WIDTH GARAGE. Wilson Grove links Campbell Road with Albert Grove, an exceptionally convenient, yet somewhat tucked-away residential location some half a mile only from Southsea Town Centre (Palmerston Road Shopping Precinct), within comfortable reach of a wide range of public amenities, including: Seafront leisure and recreation, main-line stations, various schools, university campus, local shops and eateries, bus services, and the many attractions of historic Old Portsmouth. One of a group of just six similar houses built during the 1970s, 4a itself is of attractive design, with brick and tile-hung elevations under a tiled roof, the facade incorporating canopied bow window. With a broadly east-west aspect, it stands behind a deep forecourt, whilst to the rear is an enclosed courtyard garden. A shared driveway leads to the double-width garage.



Available now to the open market with the further advantage of NO ONWARD CHAIN, this is a rare and appealing opportunity, ideal for young families or those down-sizing. Full details are given as follows and early enquiry is recommended:

UPVC and obscure double-glazed front door, to:

LOBBY

5'2 x 5'2 (1.57m x 1.57m)

Coved Artex ceiling. Tiled flooring. Double built-in cloaks and storage cupboard housing gas and electricity meters. Part bevelled-glass inner door to:

DUAL-ASPECT LIVING ROOM

16'7 x 15'9 (5.05m x 4.80m)

Coved, Artex ceiling. Feature bow window to front elevation having UPVC replacement double-glazing; similar window to side elevation. Lacquered wood flooring. Single panel radiator. Staircase to first floor having wrought-iron balustrade. Arched opening to:

DINING ROOM

11'5 x 7'11 (3.48m x 2.41m)

Coved, Artex ceiling. Feature bow window to rear elevation having UPVC replacement double-glazing. Lacquered wood flooring. Double panel radiator.





Door to:

KITCHEN

14'9 x 7'4 (4.50m x 2.24m)

Fitted and equipped with: a generous range of base and wall cupboards, work surfaces with tiled surround, single drainer stainless steel inset sink with mixer tap, electric double oven, and 4-ring gas hob with integrated extractor canopy. Plumbing for washing machine. Space for upright 'fridge/freezer. Double panel radiator. 'Vaillant' gas fired central heating and hot water boiler. Tiled floor. UPVC and obscure double-glazed door to rear garden. Coved, Artex ceiling. Door to:

SHOWER ROOM

Tiled shower cubicle with 'Triton' mixer. Single panel radiator. Coved, Artex ceiling. Door to:

CLOAKROOM & W.C.



White suite comprising: low flush w.c. and pedestal handbasin. UPVC replacement obscure double-glazed window. Coved, Artex ceiling.

FIRST FLOOR

LANDING

Built-in airing/linen cupboard with heater and slatted shelves. Built-in storage cupboard with shelves. Coved, Artex ceiling with access via hatch, and folding ladder, to:

LOFT SPACE

Mainly boarded. UPVC double-glazed window to flank wall. Lighting. A very useful storage area, also holding potential for conversion into an additional bedroom (as has been undertaken to others in the group), subject to the necessary consents.

BEDROOM ONE



13'7 x 10'11 (4.14m x 3.33m)

Coved, Artex ceiling. UPVC replacement double-glazed window to front elevation. Double built-in wardrobe. Single panel radiator.

BEDROOM TWO

12'11 x 9'6 (3.94m x 2.90m)

Coved, textured Artex ceiling. UPVC replacement double-glazed window to rear elevation. Double built-in wardrobe with sliding, mirrored doors. Single panel radiator.

BEDROOM THREE

10'10 x 5'11 (3.30m x 1.80m)

Coved, Artex ceiling. UPVC replacement double-glazed window to rear elevation. Low-level fitted storage cupboard. Single panel radiator.

BATHROOM & W.C.

White suite comprising: panelled bath



with mixer tap and shower attachment, pedestal handbasin, and low flush w.c. Part-tiled walls. Single panel radiator. Shaver point. UPVC replacement obscure double-glazed window to side elevation. Coved, Artex ceiling.

OUTSIDE

FRONT: The house stands behind a deep, landscaped garden forecourt, laid to paving and slate, with planted borders and a walled surround. A side recess provides useful space for refuse and recycling bins.

REAR: Width: 20'1 (6.12m) Depth: 20'3 (6.17m) A delightful, landscaped courtyard garden, laid mainly to paving, with raised, planted borders, walled and fenced surround, and a sunny, westerly aspect. Water tap. Rear pedestrian gate to the garage compound.

DOUBLE-WITH GARAGE

Width: 16'4 (4.98m) Depth: 19'6 (5.94m) The first on the right when approaching from the shared driveway. Of blockwork construction under a flat roof; up-and-over door.

COUNCIL TAX

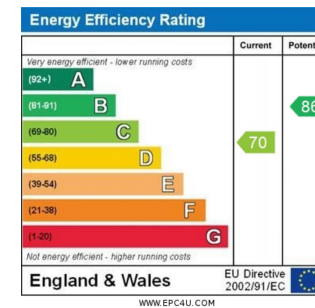
Band 'E' - £2,800.98 per annum (2026-27).

EPC

Energy Rating 'C' (Floor Area 99 sq m approx).

VIEWING

By appointment with SOLE AGENTS,
D. M. NESBIT & CO.
(18061/058413)







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