



## Elphinstone Road, Southsea, PO5 3HR

**£214,995**

Nestled on the charming Elphinstone Road in Southsea, this delightful two-bedroom flat conversion offers a perfect blend of period character and modern living. Spanning an impressive 633 square feet (approx), the property is situated within a building that dates back to 1900, showcasing the timeless elegance of its era.

Upon entering, you are welcomed into a spacious reception room, ideal for both relaxation and entertaining. The natural light floods through the windows, creating a warm and inviting atmosphere. The flat features two well-proportioned bedrooms, providing ample space for rest and personalisation. The bathroom is conveniently located, ensuring comfort and practicality for everyday living.

One of the standout features of this property is the private garden, a rare find in flat conversions. This outdoor space offers a tranquil retreat, perfect for enjoying sunny afternoons or hosting gatherings with friends and family. Additionally, the side access enhances the convenience of the garden, making it easily accessible.

Located in the vibrant area of Southsea, residents will benefit from a variety of local amenities, including shops, cafes, and parks, all within easy reach. The nearby coastline provides opportunities for leisurely strolls along the beach, while excellent transport links ensure that the wider city and beyond are easily accessible.

This flat conversion presents an excellent opportunity for first-time buyers or those seeking a charming home in a desirable location. With its blend of character, comfort, and outdoor space, this property is not to be missed.

# Elphinstone Road, Southsea, PO5 3HR

**Kitchen 13'9" x 4'9" (4.20 x 1.46)**



Modern and light kitchen with brand new appliances and beautiful unique brick ceiling feature

**Bedroom 1 13'4" x 6'6" (4.07 x 2.00)**



**Dining area 19'1" x 3'2" (5.84 x 0.98)**



Spacious and modern dining area with spotlight lighting and laminate flooring creating a contemporary experience at every meal

**Bedroom 2 8'1" x 9'6" (2.48 x 2.90)**



Light and airy second double bedroom, overlooking the garden creating a peaceful, sunny room

**Lounge 12'6" x 10'6" (3.83 x 3.22)**



Spacious lounge area with beautiful large bay window which allows the light to flood in

# Elphinstone Road, Southsea, PO5 3HR

Bathroom 8'6" x 3'9" (2.60 x 1.15)



Light and modern room with large shower

## Garden



Courtyard style garden with flower borders and shrubs. Benefits from the afternoon sun.

## Disclaimer

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed.

## Viewing Arrangements

Viewing is strictly by appointment via GD3 Property.

## Connected Person

We are required under the Estate Agents Act 1979 and Provision of Information Regulations 1991 to point out that the client we are acting for on the sale of this property is a 'connected person' as defined by that act.

## Ground Floor

Approx. 59.1 sq. metres (636.1 sq. feet)



Total area: approx. 59.1 sq. metres (636.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	77	31
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	