

Nesbits

Established 1921

24 Darlington Road, Southsea, PO4 0NF

Price £355,000

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A 1st-class example of its type, and enjoying a sought-after location, this well-appointed THREE BEDROOM CHARACTER FAMILY HOUSE benefits from a south-facing garden, en-suite principal bedroom, replacement double-glazing, gas fired central heating, 26ft kitchen/conservatory, and many attractive period features. Running between Lawrence Road and Fawcett Road, Darlington Road is a pleasant and popular residential address some three-quarters of a mile from both The Seafront and Southsea Town Centre (Palmerston Road Shopping Precinct), a position which places a comprehensive range of public amenities within comfortable reach. Part of a stylish Victorian terrace, No. 24 itself has brick elevations under a modern, tiled roof, its facade incorporating single bay window. To the front is a shallow forecourt and to the rear a delightfully sunny, walled and decked garden.







Perfectly blending period charm and atmosphere with a contemporary specification, the property presents itself as a highly desirable home for an incoming family. Full particulars are given as follows and internal viewing is recommended:

Part-glazed front door to:

ENTRANCE HALL
Coved ceiling with two features arches. Exposed floorboards. "Dog Leg" period staircase to first floor, having turned-wood balustrade and newel posts together with useful storage cupboard under. Double panel radiator.

LIVING ROOM
14'5 x 10'9 (4.39m x 3.28m)
Coved ceiling with period rose. Splay bay window to front elevation having UPVC replacement double-glazing. Exposed floorboards. Pinewood fire surround to cast-iron grate. Single panel radiator. Stripped pinewood door from Hall. Pair of period, folding, stripped pinewood dividing doors to:

DINING ROOM
11'11 x 10'9 (3.63m x 3.28m)
Coved ceiling with period rose. Exposed floorboards. UPVC replacement double-glazed window to rear elevation. Double panel radiator. Pair of mainly-glazed folding doors from Hallway.

KITCHEN/CONSERVATORY

Kitchen
12'2 x 8'9 (3.71m x 2.67m)
Fitted and equipped with: a good range of base and wall cupboards, work surfaces with tiled surround, twin circular inset sinks with mixer tap, electric double oven, 4-ring ceramic hob with extractor canopy. Plumbing for dishwasher and washing machine; space for upright 'fridge/freezer. 'Worcester' gas fired central heating and hot water boiler. UPVC replacement double-glazed window to side elevation. Coved ceiling with 6 recessed spotlights. Wood-laminate flooring. Square opening to:

Conservatory
13'8 x 9'3 (4.17m x 2.82m)
UPVC double-glazed under a pitched polycarbonate roof. Wood-laminate flooring. Pair of glazed French doors to garden. Double panel radiator.

FIRST FLOOR

LANDING
Access to LOFT SPACE. UPVC replacement double-glazed window to side elevation.

PRINCIPAL BEDROOM
14'1 x 12'0 (4.29m x 3.66m)
(measurements include en-suite). UPVC replacement double-glazed window to front elevation. Exposed floorboards. Feature cast-iron period fireplace. Double panel radiator. Stripped pinewood door from Landing. Door to:

EN-SUITE SHOWER ROOM & W.C.
White suite comprising: low flush w.c., pedestal handbasin, and shower cubicle. Extractor. Tiled walls and floor.

BEDROOM TWO
11'9 x 10'9 (3.58m x 3.28m)
UPVC replacement double-glazed window to rear elevation. Feature cast-iron period fireplace. Single panel radiator. Stripped pinewood door from Landing.

BEDROOM THREE
8'10 x 6'0 (2.69m x 1.83m)
UPVC replacement double-glazed window to rear elevation. Single panel radiator. Stripped pinewood door from Landing.

BATHROOM & W.C.
5'9 x 5'5 (1.75m x 1.65m)
White suite comprising: low flush w.c., pedestal handbasin, and panelled bath with mixer tap and shower attachment. Single panel radiator. Extractor. Part-tiled walls. UPVC replacement obscure double-glazed window to side elevation. Stripped pinewood door from Landing.

OUTSIDE
FRONT: Shallow, walled forecourt.
REAR: Depth: 21'6 (6.55m) Width: 14'10 (4.52m)
Plus recess to side of Kitchen/Conservatory 31'3 x 4'4 (9.53m x 1.32m)
Enclosed garden with sunny, southerly aspect; laid mainly to decking with planted borders and walled surround.

COUNCIL TAX
Band 'B' - £1,782.44 p.a. (2026/27).

EPC
Energy Rating 'tbc' (Floor Area 'tbc' sq m approx).

VIEWING
By appointment with SOLE AGENTS,
D. M. NESBIT & CO.
(18157/064437)



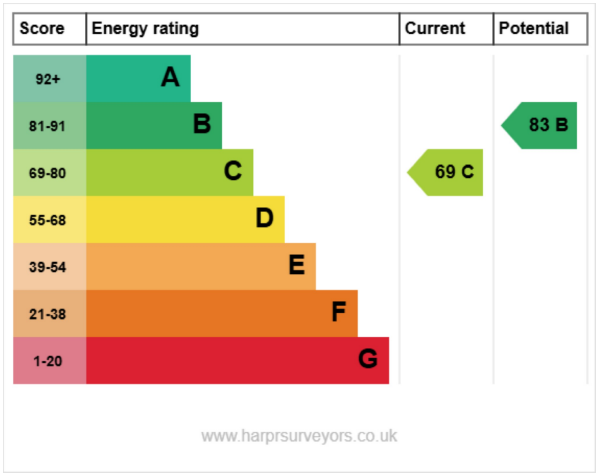












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