



Nesbits

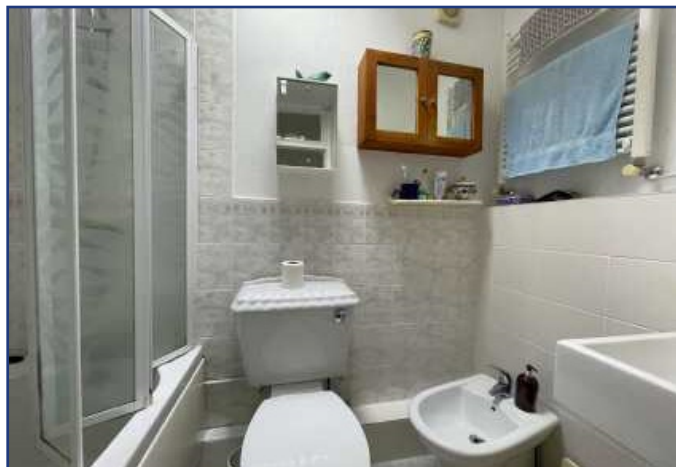
Established 1921

13 Richmond Road, Southsea, PO5 2LL

Price £285,000

13 Richmond Road, Southsea, PO5 2LL

A rare and desirable opportunity right in the heart of Southsea Town Centre: ideal for buyers looking to refurbish and add value, this THREE BEDROOM COTTAGE-STYLE CHARACTER PROPERTY enjoys a prime location and is keenly priced to allow for general modernisation. Offers much potential. Richmond Road runs between Marmion Road and Clarendon Road, a sought-after and exceptionally convenient residential position within short walking distance of Palmerston Road Shopping Precinct and less than half a mile from Southsea Seafront. Part of an attractive terrace, No. 13 itself has brick elevations under a replacement tiled roof. To the rear is a delightful, 30ft garden enjoying a pleasant easterly aspect. Accommodation includes: a 22ft living/dining room, 15ft kitchen, 'L'-shaped conservatory with shower room, and a useful informal loft room.



As stated, the property will reward a programme of up-dating, being presented now as a blank canvas for an incoming owner to implement their own tastes and ideas, creating a home of much appeal. Full details are given as follows and early enquiry is recommended:

Part-glazed front door to:

ENTRANCE HALL

Facing staircase to first floor having railed banisters together with useful storage recess under. Single panel radiator. Electricity meter, circuit breakers.

LIVING ROOM

22'8 x 11'5 (6.91m x 3.48m)

Reducing to 9'5 (2.87m) Coved ceiling with twin roses. UPVC replacement double-glazed windows to front and rear elevations. Wood and tiled fire surround. Gas meter. Two double panel radiators. Multi-pane obscure-glass door from Hall.

KITCHEN/DINING ROOM

15'1 x 8'3 (4.60m x 2.51m)

Fitted and equipped with: base and wall cupboards, work surfaces with tiled surround, 1½ bowl acrylic inset sink with mixer tap, gas oven, and 4-ring gas hob. Plumbing for dishwasher. Single panel radiator. Tiled floor. UPVC replacement double-glazed window to rear elevation. Pair of aluminium-framed and double-

glazed sliding patio doors to:

'L'-SHAPED CONSERVATORY

22'0 x 10'8 (6.71m x 3.25m)

Measured to extremes. Pitched, polycarbonate roof. Tiled floor. Double panel radiator. Plumbing for washing machine. UPVC replacement double-glazed window to rear elevation; adjacent similar pair of French doors to garden. Door to:

SHOWER ROOM & W.C.

Tiled shower recess, handbasin, low flush w.c. Single panel radiator. Small UPVC replacement obscure double-glazed window. Tiled floor.

FIRST FLOOR

SPLIT-LEVEL LANDING

Access, via hatch and folding ladder, to:

LOFT ROOM

14'7 x 10'8 (4.45m x 3.25m)

Maximum ceiling height: 6'2 (1.88m) Pitched ceiling with pair of 'Velux' double-glazed roof windows to rear slope. Access to eaves storage. Boarded floor.

BATHROOM & W.C.

White suite comprising: panelled bath with mixer tap plus independent shower mixer, rectangular handbasin, bidet, and low flush w.c. Part-tiled walls. Vertical radiator/towel rail. 'Velux' double-glazed roof window.

BEDROOM ONE

13'6 x 10'10 (4.11m x 3.30m)

UPVC replacement double-glazed window to front elevation. Fitted wardrobe. Double panel radiator.

BEDROOM TWO

10'8 x 8'1 (3.25m x 2.46m)

UPVC replacement double-glazed window to rear elevation. Single panel radiator. Built-in chest of drawers. Fitted wardrobe. Single panel radiator.

BEDROOM THREE

9'0 x 8'1 (2.74m x 2.46m)

UPVC replacement double-glazed window to rear elevation. Single panel radiator. Fitted cupboard housing 'Vaillant' gas fired central heating/hot water boiler.

OUTSIDE

REAR: Depth: 30'0 (9.14m) Width: 14'1 (4.29m) Delightful, walled garden enjoying an easterly aspect; laid to paving with raised, well-stocked borders.

COUNCIL TAX

Band 'B' - £1,782.44 per annum (2026-2027).

EPC

Energy Rating 'D' (Floor Area 87 sq m approx.)

VIEWING

By appointment with SOLE AGENTS,
D. M. NESBIT & CO.
(18073/059416)







Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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