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99 Boulton Road

Southsea, Portsmouth, PO5 1NS

Offers in the region of £240,000



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Welcome to Boulton Road...

Located along the popular Boulton Road in the heart of Southsea, this beautifully presented two bedroom terraced home offers stylish, move in ready accommodation just moments from Albert Road and the seafront.

Upon entering the property, you are welcomed into a handy entrance lobby leading through to a spacious open plan lounge and dining room. This impressive dual-purpose living space creates a warm and sociable environment, ideal for both relaxing and entertaining. The generous proportions allow ample room for multiple sofas, a family dining table and other furnishings.

To the rear of the property is the fitted kitchen, offering a range of fitted units for ample storage, an integrated under counter fridge / freezer, plumbing for a washing machine and space for a oven. A door opens out onto the garden.

Upstairs, the property continues to impress with two well proportioned bedrooms. The main bedroom is a generous double room situated to the front of the property, while the second bedroom provides versatile accommodation that could serve as a guest room, nursery, dressing room, or home office depending on individual requirements.

Completing the first floor is the family bathroom, fitted with a modern suite including a bath, wash basin, and WC.

Outside the property is completed with a west facing garden, providing excellent outdoor space and a shed to the rear for storage.

The property benefits from a boarded loft, with electric sockets and lighting, ensuring ease for storage, or the potential to be a further room.

The property is presented in excellent decorative order throughout, allowing any prospective purchaser to move straight in.

Boulton Road is ideally positioned to take advantage of everything Southsea has to offer. Albert Road, with its array of independent shops, cafés, bars, and restaurants, is just a short stroll away, while Southsea seafront can also be reached within minutes, offering beautiful coastal walks, open green spaces, and leisure facilities. Excellent local transport links, schools, and amenities further enhance the appeal of this superb home.

Viewings are highly advised, please contact the office to arrange your appointment.

- MOVE IN READY
- OPEN PLAN LIVING
- UPSTAIRS FAMILY BATHROOM
- WEST FACING GARDEN
- EXCELLENT FIRST TIME PURCHASE
- CLOSE TO ALBERT ROAD & SOUTHSEA SEAFRONT



Road Map



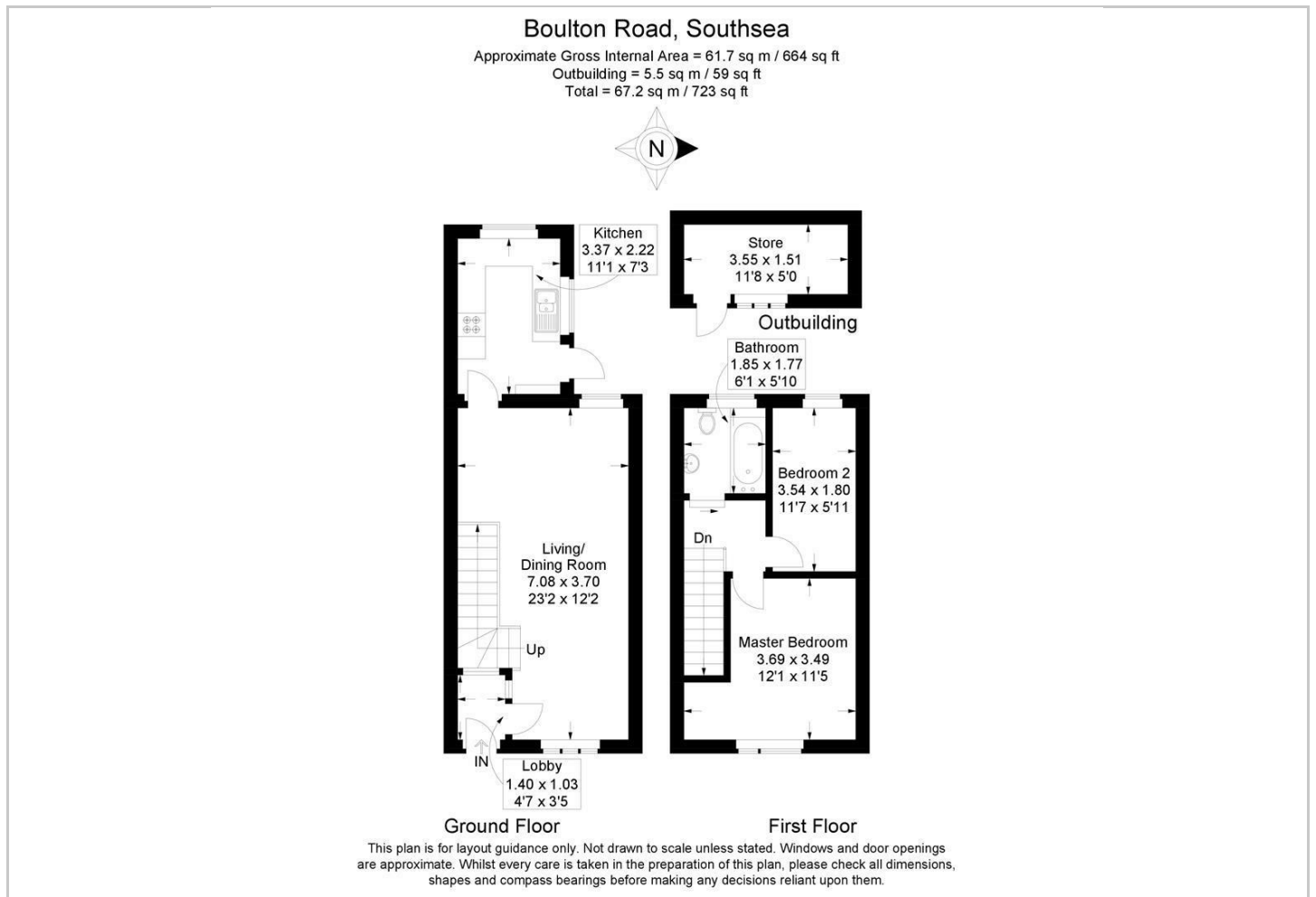
Hybrid Map



Terrain Map



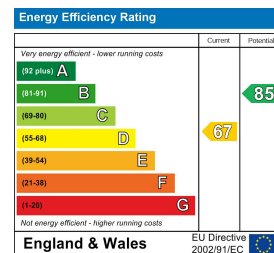
Floor Plan



Viewing

Please contact our Central Office on 02394 217317 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.