

OFFERS IN REGION OF

£550,000

100 Northern Parade

Portsmouth, PO2 9LN

PROPERTY SUMMARY

Northern Parade, Hilsea. Jeffries & Dibbens are delighted to be selected to market this magnificent, end-terraced style property offering a wealth of accommodation and presented in pristine condition throughout. The current owners have comprehensively extended and renovated the property and as a result it simply demands an internal inspection. The property boasts four bedrooms in total, the master bedroom located on the second floor measuring an impressive 21' x 19' complete with en-suite shower room. The first floor comprises a family bathroom, three bedrooms, and a fitted, dressing room which also benefits from an en-suite shower room. The ground floor offers a 29' x 25', open-plan, kitchen/living area, a 15' dining room and a secondary kitchen/utility room. Further benefits include a downstairs WC, gas central heating, double glazing, a fully enclosed, rear garden with side pedestrian access and an 18' garage and driveway. Call us today! 023 92 661 662

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PVC DOUBLE GLAZED FRONT DOOR:

HALLWAY Obscure PVC double glazed window to front aspect, radiator, under stairs storage cupboard housing meters and consumer unit, additional under stairs storage cupboard, doors to WC, reception room and kitchen/living room, porcelain tiled flooring, stairs to first floor, alarm system interface.
WC Back to wall WC with concealed cistern, wash hand basin, composite quartz ceramic tiled flooring, waterproof panelling to principle areas.

DINING ROOM 15' 10" into bay x 13' 5" (4.83m x 4.09m) PVC double glazed bay window to front aspect, double radiator, solid oak flooring, twin doors to kitchen/living room.

KITCHEN/LIVING AREA 25'3" narrowing to 22'2" x 29' 10" (8.18m x 9.09m) Two PVC double glazed windows to rear aspect, PVC double glazed French doors to garden, three PVC double glazed skylight windows to rear aspect, two double radiators, fitted cast iron log burner on solid porcelain base, range of kitchen base units with painted, solid ash fascia, solid surface composite work top and splashback, breakfast bar, twin, stainless steel NEFF 'Slide & Hide' electric ovens, fitted NEFF, five-ring, stainless steel, gas hob and NEFF stainless steel extractor over, 1 1/2 bowl stainless steel sink with mixer tap and drainer unit, integrated 'Bosch' dishwasher, porcelain tiled flooring, solid oak flooring, spotlighting, space for American style fridge/freezer, door to secondary kitchen/utility room.

SECONDARY KITCHEN/UTILITY ROOM 10' 4" maximum x 8' 4" maximum (3.15m x 2.54m) PVC double glazed window to front aspect, double radiator, range of wall and base units, roll top work surfaces, stainless steel sink and drainer unit, plumbing for washing machine, plumbing for dish washer space for fridge/freezer, extractor, tiled splash back, porcelain tiled flooring, spotlighting, larder with lighting.

FIRST FLOOR LANDING Radiator, spot lighting, stairs to second floor, doors to bathroom, bedroom two, three and four.

BATHROOM Obscure PVC double glazed window to front aspect, chrome towel radiator, three piece bathroom suite comprising panelled bath with 'Mirs Air Boost' electric shower over, back to wall WC with concealed cistern, vanity unit, roll top work surfaces, fully tiled clic vinyl flooring, spotlighting, fitted illuminated mirror with demister, illuminated inline extractor.

BEDROOM TWO 15’ 10” into bay x 13’ 5” (4.83m x 4.09m) PVC double glazed bay window to front aspect, double radiator, laminate wood flooring, spotlighting, door to dressing room.

DRESSING ROOM 13'7" maximum narrowing to 11'4" x 8' 3" maximum (4.24m x 2.51m) PVC double glazed window to front aspect, double radiator, laminate wood flooring, range of fitted wardrobes, overhead storage and drawers, white sparkle roll top work surfaces, integrated lighting, door to en-suite.
EN-SUITE WALK IN WET ROOM 10' 05" x 8' 4" (3.18m x 2.54m) Obscure PVC double glazed window to rear aspect, under floor heating, chrome towel radiator, walk in shower area with heated seating and 'Vado' rainfall shower over, vanity unit, fitted mirrored cabinet with lighting and shaver point, 'Porcelanosa' ceramic wall tiles and porcelain slip resistant floor tiling, spotlighting, extractor.

BEDROOM FOUR 10' 3" maximum x 8' 6" maximum (3.12m x 2.59m) PVC double glazed window to rear aspect, double radiator, laminate wood flooring, bespoke fitted shelving and storage unit, spotlighting.

BEDROOM THREE 13' 7" x 9' 5" plus wardrobe depth (4.14m x 2.87m) PVC double glazed window to rear aspect, double radiator, laminate wood flooring, spotlighting, range of fitted, mirrored wardrobes.

SECOND FLOOR LANDING PVC, double glazed skylight window to front aspect, laminate wood flooring, door to bedroom one.
BEDROOM ONE 21' 2" maximum x 19'3" narrowing to 15'1" (6.45m x 6.17m) Two PVC double glazed windows to rear aspect, PVC double glazed skylight window to front aspect, two double radiators, range of built in wardrobes and storage cupboards, laminate wood flooring, spotlighting, door to en-suite.

EN-SUITE WET ROOM 12' 10" maximum x 8'6" narrowing to ' 5'6" (3.91m x 2.57m)PVC double gazed skylight window to rear aspect, chrome towel radiator, walk-in shower area with rainfall shower over, close-coupled water closet, vanity unit with solid stone worktop, fitted illuminated mirror with integrated shaver point, tiled to principle areas, cupboard housing Valliant combination boiler and high pressure water tank, spotlighting, extractor, eaves storage to front and rear.

OUTSIDE REAR GARDEN 31' x 19' (9.45m x 5.79m) South-East facing, fully paved, outside tap, raised seating area, brick built barbeque, lighting, external power point and heavy duty power supply suitable for Jacuzzi, side pedestrian access, PVC door to garage.

GARAGE 18' x 9' 4" (5.49m x 2.84m) Brick built, wooden doors, power and light, driveway located in front of the garage and provides off road parking for one vehicle.



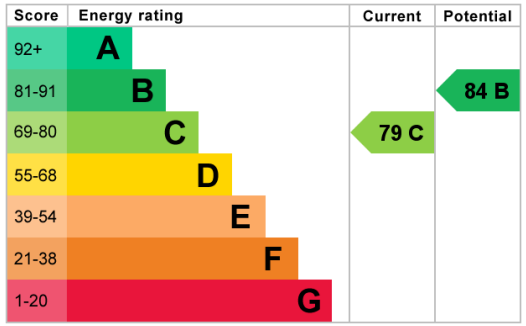
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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