

92 Orchard Road
Southsea, PO4 0AB
Asking Price £370,000

cogroves
Sales, Rentals and Block Management

92 Orchard Road, Southsea, PO4 0AB

BACK ON THE MARKET SOLELY DUE TO A BREAK IN THE PREVIOUS CHAIN – Substantial four-bedroom period family home offering generous and flexible accommodation in a popular Southsea location. This spacious period property is now available again solely following the collapse of the previous chain, presenting a fresh opportunity for purchasers.

Overview of Property
The property offers an impressive amount of accommodation arranged over multiple floors, with the generous proportions and character associated with homes of this period. The ground floor includes a bright bay-fronted living room with high ceilings and period detailing, together with a separate dining room providing valuable additional living space. The generously sized kitchen offers extensive storage and worktop space as well as room for everyday dining. Upstairs are four well-proportioned bedrooms, including an impressive principal bedroom with a large bay window. The additional bedrooms provide flexible accommodation for family life, guests or home working. The property also benefits from multiple bathroom facilities and a private southerly facing rear garden which offers considerable potential for a new owner to create an attractive outside space. With generous room sizes, period proportions and scope for a purchaser to personalise the property to their own taste, this is a substantial Southsea home which warrants viewing to appreciate the space on offer. Other benefits include double glazing and gas central heating. Located in this convenient area just a short walk to Fratton Train Station, supermarkets, bus routes and Albert Road.

Entrance Lobby
Stained glass front door leading to lobby, tiled flooring, stained glass door leading to:

Entrance Hall
Coved ceiling, radiator, stairs to cellar and stairs to first floor.

Lounge
15'5 x 12'4 (4.70m x 3.76m)
Double glazed bay window to front, stripped floorboards, coved ceiling, tiled fireplace surround, picture rail, radiator.

Family Room
15'7 x 10'8` (4.75m x 3.25m)
Two double glazed windows to front, coved ceiling, picture rail, storage cupboard, radiator.

Dining Room
11'4 x 14'7 (3.45m x 4.45m)
Double doors to rear leading to utility room. Picture rail, laminate flooring, storage cupboard, radiator.

Kitchen
14'1 x 10'2 max (4.29m x 3.10m max)
Double glazed window to rear, single drainer stainless steel sink unit with range of wall and base cupboards, fitted oven, hob, extractor, part tiled walls, Vaillant boiler, door to:

Utility Room
12'9 x 5'9 (3.89m x 1.75m)
Plumbing for washing machine and dishwasher, tiled flooring, radiator, door to garden.

Shower Room
3' x 7'3 (0.91m x 2.21m)
Shower cubicle, wash hand basin, WC, tiled walls, double glazed window to side, extractor.

Cellar
14'7 x 9'5 max (4.45m x 2.87m max)
Gas and electric meter, consumer unit.

First Floor Landing
Storage cupboard and stairs to top floor.

Bedroom 1
15'5 into bay x 16'3 (4.70m into bay x 4.95m)
Double glazed bay window to front, coved ceiling, feature fireplace, picture rail, storage cupboard, radiator.

Bedroom 2
16' x 10'9 (4.88m x 3.28m)
Two double glazed windows to front, coved ceiling, feature fireplace, picture rail, radiator.

Bedroom 3
11' x 14'7 (3.35m x 4.45m)
Double glazed window to rear, storage cupboard, radiator.

Bathroom
6'4 x 7'1 (1.93m x 2.16m)
Double glazed window to rear, bath with shower over, WC, wash hand basin, tiled walls, heated towel rail, extractor.

WC
3'8 x 3'1 (1.12m x 0.94m)
WC, wash hand basin, double glazed window to rear.

Top Floor Landing
Skylight window, storage cupboard.

Bedroom 4
14'8 x 10'9 (4.47m x 3.28m)
Double glazed window to rear, storage cupboard, radiator.

Garden
Southerly facing rear garden with walled and fenced boundaries, patio area.

Additional Information
Tenure - Freehold

The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

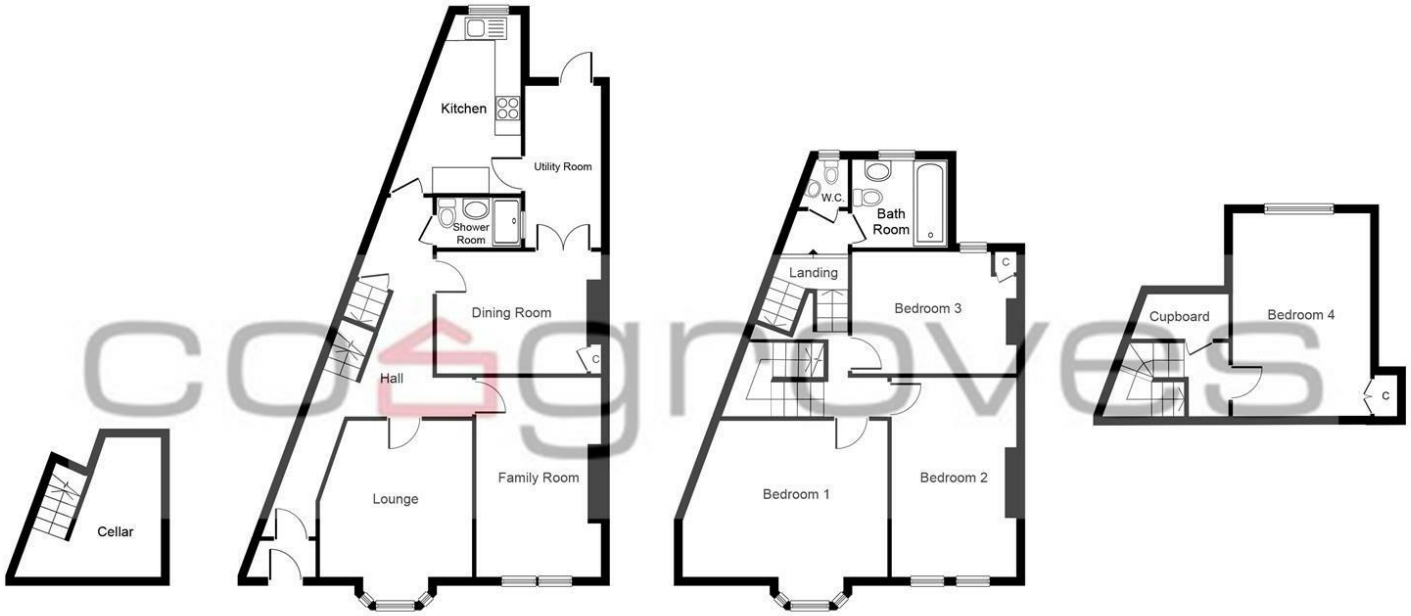
All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

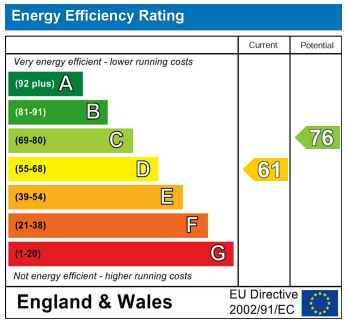
Reference to appliances and/or services does not imply they have been tested.

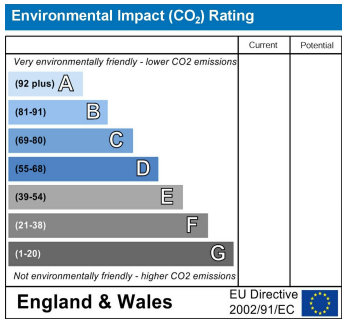












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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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