

bushnell porter



**Shaftesbury Road
Southsea PO5 3JA**



- **A four storey semi-detached property currently divided into three flats. A one bedroom ground floor flat, one bedroom hall floor flat and a three bedroom first and second floor maisonette. All flats are currently tenanted.**



Independent Estate Agents

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Other Offices in Hampshire



A four storey semi-detached property currently divided into three flats, a one bedroom ground floor flat, a one bedroom hall floor flat and a three bedroom first and second floor maisonette. All flats area currently tenanted. Current total rent approx' £2,450 per month

GROUND FLOOR FLAT

ACCOMMODATION

ENTRANCE HALL via part panelled part frosted single glazed front door, entrance hall opening into kitchen, panelled radiator, understairs recess approximately 14ft 2 (4.32m) x 6ft (1.82m) further panelled radiator, cupboard housing electric meter and fuses, side aspect single glazed window, **kitchen area** comprising single bowl single drainer stainless steel inset sink unit with chrome monobloc mixer tap over, granite effect roll edge work surfaces with tiled splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards, space for cooker, space for freestanding fridge/freezer, space for cooker, space for washing machine, space for fridge/freezer, door to lounge.

LOUNGE 16ft (4.86m) x 13ft 8 (4.16m) plus front aspect double glazed bay window, central chimney breast with marble fire surround, panelled radiator, television point, two wall light points.

BEDROOM 12ft 8 (3.88m) x 12ft (3.65m) rear aspect room via double glazed window overlooking decked and artificially turfed communal rear garden, panelled radiator.

BATHROOM 11ft (3.35m) x 7ft (2.14m) max. rear aspect room via double glazed window, three piece suite comprising panel enclosed bath with tiled surround, chrome bath/shower mixer, close coupled wc, pedestal wash hand basin with chrome taps and tiled splashback, chrome towel rail/radiator, cupboard housing boiler via louvered doors, tiled flooring, extractor fan.

MAIN BUILDING

COMMUNAL ENTRANCE HALL via part panelled part frosted single glazed front door, cupboard housing electric meters, doors to upper floor flat and hall floor flat.

HALL FLOOR FLAT

ENTRANCE HALL panelled radiator, security entrance phone, cupboard housing space for fridge/freezer, electrical fuse switches, frosted side aspect single glazed window, panelled doors to all rooms.

LOUNGE 16ft (4.86m) x 13ft 7 (4.14m) plus front aspect double glazed bay window, central chimney breast with marble mantle and surround, two panelled radiators, period picture rail and ceiling coving.

KITCHEN 12ft 8 (3.87m) x 6ft 7 (2.01m) side aspect room via double glazed window, kitchen comprising cream units with brushed steel effect furniture, single bowl single drainer stainless steel inset sink unit with chrome monobloc swan neck mixer tap over, wood block effect roll edge work surfaces with tiled splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards, space for washing machine, space for cooker, small breakfast bar area with tiled splashback, vinyl flooring, wall mounted boiler, brushed steel cooker hood, panelled door leading through to bathroom.

BATHROOM 7ft 3 (2.21m) x 7ft 1 (1.17m) rear aspect room via frosted double glazed window, white three piece suite comprising panel enclosed bath, tiled surround, chrome bath/shower mixer, close coupled wc, pedestal wash hand basin with chrome taps and tiled splashback, chrome towel rail/radiator, vinyl flooring.

BEDROOM 12ft 8 (3.86m) x 11ft 10 (3.60m) rear aspect room via double glazed window, panelled radiator, period picture rail and ceiling coving.

FIRST AND SECOND FLOOR MAISONETTE

FIRST FLOOR LANDING landing via half landing with panelled radiator and cloaks area, stairs rising to top floor, doors to all rooms, security entrance phone.

LOUNGE 16ft (4.88m) x 13ft 8 (4.16m) front aspect room via double glazed window, central chimney breast with wooden mantle and surround, tiled back and hearth, panelled radiator, television point.

KITCHEN 12ft 10 (3.91m) x 10ft 4 (3.15m) rear aspect room via double glazed window, kitchen comprising single bowl single drainer stainless steel inset sink unit with chrome taps, granite effect roll edge work surfaces with tiled splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards, space for cooker, space for freestanding fridge/freezer, built-in storage cupboard, space for small dining table, panelled radiator.

UTILITY ROOM 10ft 7 (3.24m) x 4ft 6 (1.38m) dual side and front aspect room, to the front double glazed window, to the side double single glazed period sash window, wall mounted boiler, space for washing machine, space for tumble dryer, electrical trip switches.

BATHROOM 7ft 8 (2.35m) x 7ft 9 (2.38m) rear aspect room via frosted double glazed window, white three piece suite comprising panel enclosed bath with chrome taps and tiled surround, close coupled wc, pedestal wash hand basin with chrome taps and tiled splashback, panelled radiator, extractor fan.

SHOWER ROOM 4ft 6 (1.37m) x 4ft 2 (1.27m) three piece suite comprising corner shower cubicle with two tiled walls, glazed door/screen, shower mixer, close coupled wc, wall mounted wash hand basin with chrome taps and tiled splashback, panelled radiator, vinyl flooring, extractor fan.

SECOND FLOOR LANDING via return staircase, doors to all rooms.

BEDROOM 1 16ft (4.88m) x 10ft 10 (3.30m) plus under eaves storage space, front aspect room via period style sash window, panelled radiator, sloping ceilings.

BEDROOM 2 13ft (3.96m) x 9ft 2 (2.79m) part restrictive head height sloping ceiling, rear aspect skylight window, panelled radiator, fire exit door to adjoining building.

BEDROOM 3 16ft 4 (4.98m) reducing to 13ft 2 (4.02m) x 9ft 2 (2.80m) part restrictive head height sloping ceiling, side aspect double glazed window, under eaves storage cupboard, access to roof space.

OUTSIDE to the front of the property there is a forecourt approach, to the rear there is an enclosed decked and artificially lawned rear garden with flower borders.

PARKING PERMIT ZONE – KC - Annual Fees apply, for current rates see Portsmouth City Council link - <https://www.portsmouth.gov.uk/services/parking-roads-and-travel/parking/resident-parking-permits/>

COUNCIL TAX – Portsmouth City Council – Band A - £1,527.80 (2026/2027) for Basement flat 19a Shaftesbury Road and BAND A £1,527.80 (2026/2027) for Ground floor flat 19 Shaftesbury Road.

FREEHOLD

BROADBAND/MOBILE SUPPLY CHECK – online at ‘Ofcom checker’ OR via the following link - <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

EPC Flat 2 19 Shaftesbury Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

EPC Maisonette 19 Shaftesbury Road