

£350,000
4 Francis Avenue
Southsea, PO4 0HN

SEMI-DETACHED HOME WITH NO FORWARD CHAIN! This semi-detached residence, situated along Francis Avenue, presents an excellent opportunity to renovate and modernise a period home in the heart of Southsea. Offered for sale with no forward chain, the accommodation briefly comprises an entrance hall, bay-fronted living room, dining room, breakfast room, lean-to, fitted kitchen, conservatory and downstairs cloakroom. On the first floor, there are three well-proportioned bedrooms, a family bathroom, utility room and additional cloakroom. There is also a cellar, accessed by the entrance hallway. To the rear, the property benefits from an enclosed garden with side pedestrian access. With a substantial amount of potential to create a fantastic family home for many years to come, combined with its desirable central Southsea location, an internal viewing is highly recommended at your earliest convenience.

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FORECOURT Paved forecourt, side access, wooden door to:-

HALLWAY Stairs to first floor landing, door to cellar.

CELLAR 15' 10" x 12' 0" (4.84m x 3.66m)

LOUNGE 16' 1" into bay x 11' 10" (4.91m x 3.63m) Double glazed bay window to front elevation, carpeted, feature fireplace, period ceiling rose, coving and picture rail, radiator.

RECEPTION ROOM 11' 10" x 12' 4" (3.63m x 3.76m) Double glazed window to side elevation, period fireplace, carpeted, double glazed door to lean-to.

LEAN-TO Space and plumbing for washing machine, double glazed door to garden.

DINING ROOM 11' 8" x 10' 2" (3.56m x 3.12m) Double glazed window to side elevation, carpeted, built-in cupboard, door to:-

KITCHEN 8' 10" x 10' 2" (2.71m x 3.11m) Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit, gas hob, electric oven, wall mounted, space for fridge/freezer, double glazed window to side elevation.

CONSERVATORY 7' 4" x 7' 6" (2.26m x 2.30m)

WC Close coupled WC.

FIRST FLOOR LANDING Split level, doors to all rooms.

BEDROOM ONE 15' 11" x 11' 11" (4.87m x 3.65m) Double glazed bay window to front elevation, radiator, carpeted, built-in wardrobes.

BATHROOM 9' 8" x 5' 8" (2.96m x 1.73m) Shower cubicle with electric shower, pedestal mounted wash basin, close coupled WC, dual aspect double glazed windows.

BEDROOM TWO 11' 10" x 12' 5" (3.63m x 3.81m) Double glazed window to rear elevation, carpeted, radiator.

BEDROOM THREE 11' 9" x 10' 3" (3.59m x 3.13m) Double glazed window to side elevation, carpeted, radiator.

UTILITY ROOM 7' 10" x 6' 11" (2.40m x 2.13m) Double glazed window to rear elevation, base level units, radiator.

GARDEN Enclosed by brick walls.

CELLAR

GROUND FLOOR

FIRST FLOOR



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	49 E	
21-38	F		
1-20	G		

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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