



92 Percy Road, Southsea

Offers in Region of £250,000

 **chinneckshaw**



92 Percy Road

Southsea

This beautifully modernised and freshly decorated home is ideally located for excellent train links, road connections, and local amenities in Southsea and central Portsmouth.

The property opens into a welcoming living room with a charming bay window and window seat, creating a bright and airy space. Flowing through the middle of the house is a versatile area, perfect as a dining space, home office, or additional sitting room, with a large storage cupboard, glass-panel door to the garden, and an archway into the kitchen.

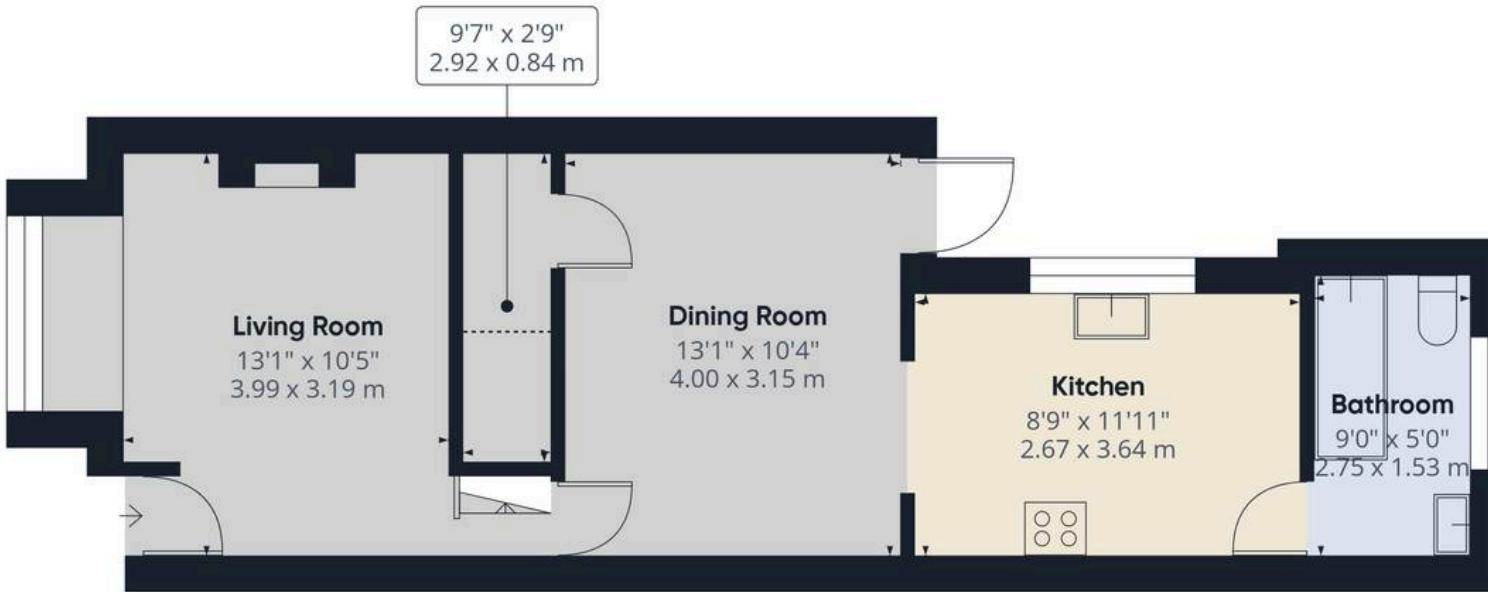
The generous kitchen features a built-in hob and oven, plenty of space for appliances, and a large side window. A door at the end leads to a modern bathroom with a contemporary suite and bath with shower over.

Upstairs, there are two double bedrooms, both with storage cupboards. Outside, the good-sized garden with patio and borders is ideal for entertaining.

Ready to move in and with no chain, early viewing is recommended.

Material Information • Tenure: Freehold • Council Tax: Band B • Electricity: Mains Supply • Heating: Gas • Water Supply: Mains supply • Sewage: Mains Supply • Broadband: Standard, Superfast and Ultrafast Fibre are all available in this area • Parking: On Street • Mobile: Ofcom official website checker states that EE, Vodafone, O2 and Three available in the area • Flood Risk: Low risk



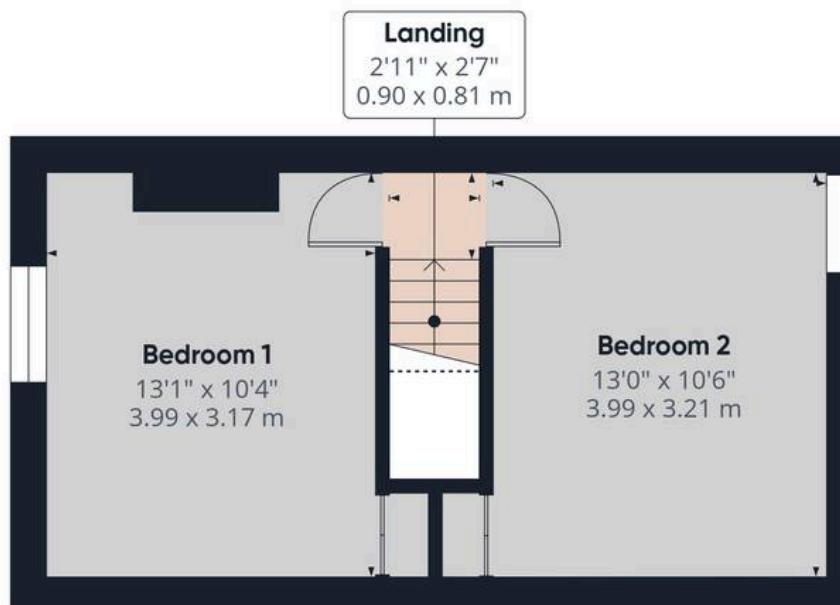


Approximate total area⁽¹⁾

756 ft²
70.3 m²

Reduced headroom

11 ft²
1 m²



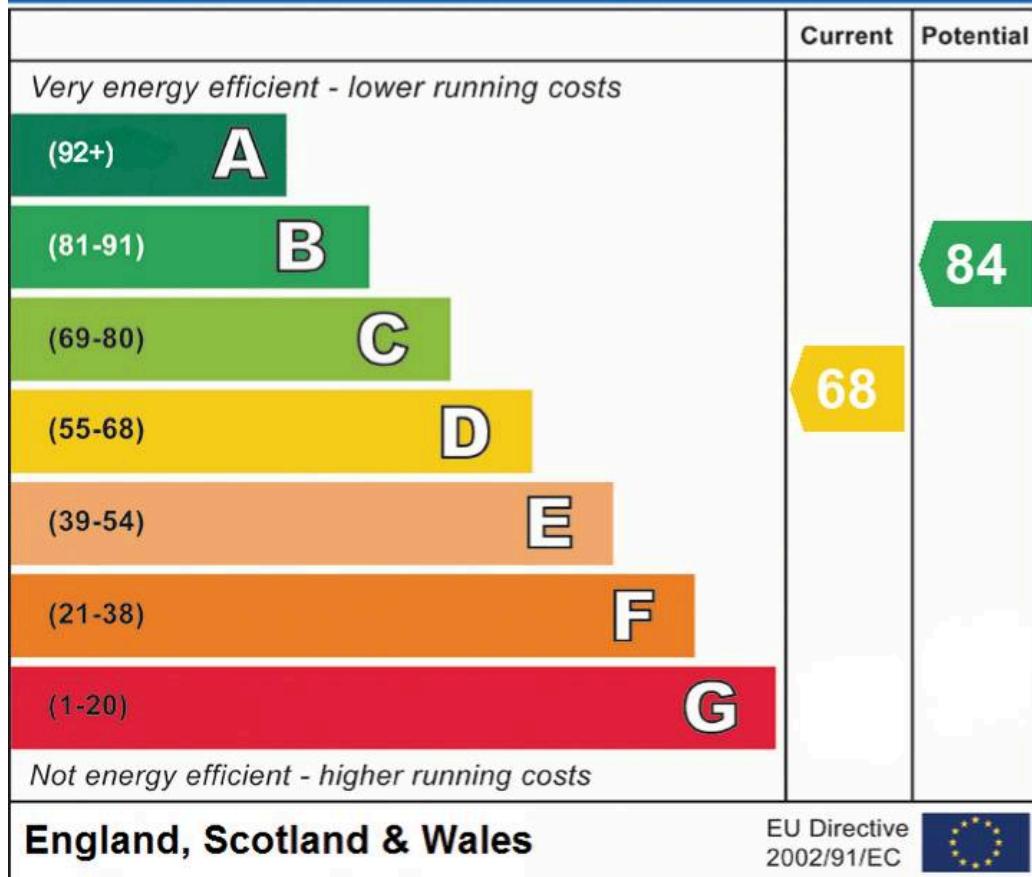
(1) Excluding balconies and terraces

Reduced headroom

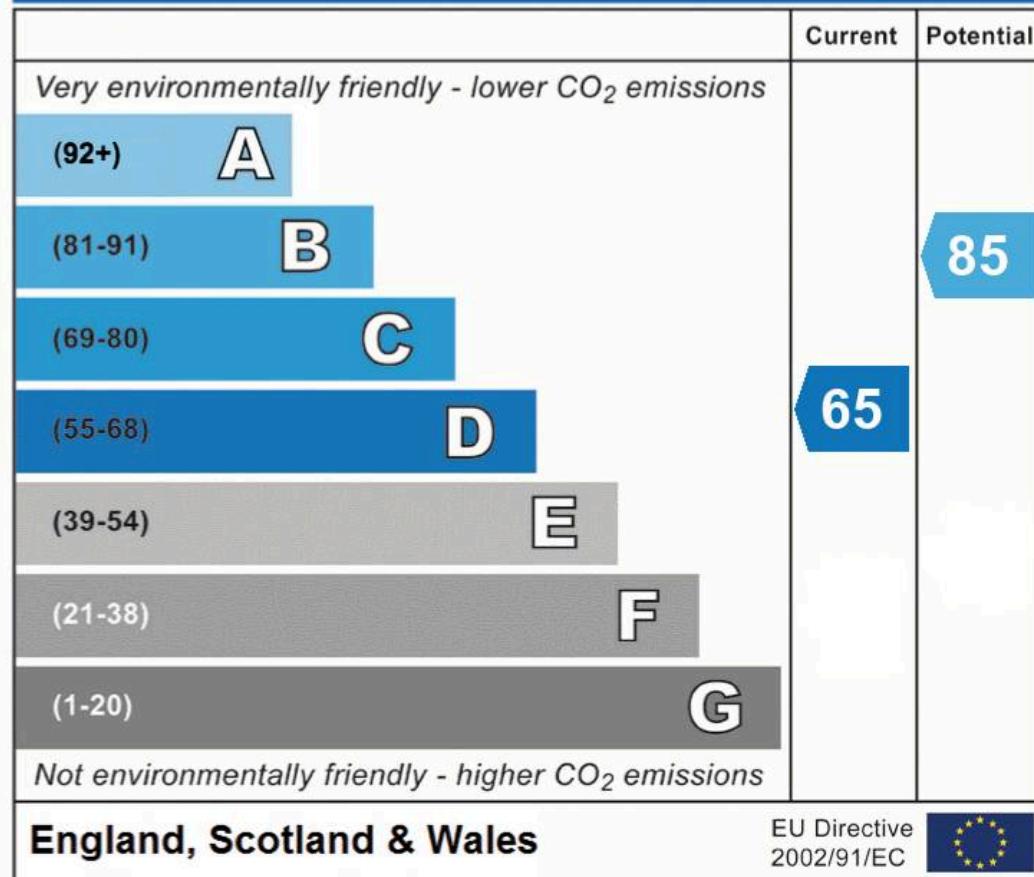
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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