



NEXA
PROPERTIES

56 Goldsmith Avenue Southsea PO4 8QR



AT A **GLANCE**



Modern three-bedroom end-of-terrace home.

Secure gated allocated parking plus private garage.

Contemporary fitted kitchen with integrated appliances.

Space for a four-seater dining table.

Spacious living room opening onto the rear garden.

Downstairs cloakroom/WC.

Gas central heating and modern double glazing.

Two double bedrooms and versatile third bedroom/home office.

Modern family bathroom.

Private, low-maintenance patio garden with rear access.

Walking distance to Fratton railway station.

Close to Fratton Park, shops, supermarkets, restaurants and retail parks.

Excellent rail links to London Waterloo, London Victoria and Gatwick Airport.



ABOUT THE PROPERTY

Stylish Three-Bedroom End-of-Terrace Home with Garage, Gated Parking & Excellent Transport Links

Situated in a highly convenient and popular residential location, this beautifully presented three-bedroom end-of-terrace home offers modern accommodation throughout together with the rare advantage of both a private garage and allocated parking within a secure gated communal parking area.

Ideal for first-time buyers, young families or those looking to downsize without compromising on convenience, this attractive home combines comfortable living with practical features in a sought-after part of the city.

The ground floor offers a welcoming entrance leading to a contemporary fitted kitchen, thoughtfully designed with an excellent range of modern wall and base units, integrated appliances and ample worktop space. There is plenty of room for a four-seater dining table, making it an ideal space for everyday family meals or entertaining friends.

A convenient downstairs cloakroom/WC adds practicality, while the spacious living room enjoys an abundance of natural light and opens through a double-glazed porch onto the rear garden, creating an excellent flow between the indoor and outdoor living spaces.

The property further benefits from modern double glazing and gas central heating, ensuring comfort and energy efficiency throughout the year.





ABOUT THE PROPERTY



Upstairs, there are two generously proportioned double bedrooms together with a well-sized single bedroom, perfectly suited as a child's bedroom, nursery, dressing room or a dedicated home office for those working remotely. Completing the accommodation is a modern family bathroom fitted with a contemporary suite.

Outside, the property enjoys a charming front garden enclosed by an attractive wrought iron fence and gate, providing both kerb appeal and an added degree of privacy.

The low-maintenance rear garden has been designed for easy outdoor living, featuring a paved patio ideal for al fresco dining, summer barbecues or simply relaxing with family and friends. Enclosed by high brick walls to the rear and side, the garden offers a private and secure environment. A rear gate provides direct access to the gated communal parking area, where the property benefits from an allocated parking space as well as its own private garage.

In this part of Portsmouth, off-road parking is highly sought after, making the combination of secure parking and a garage an exceptionally rare and valuable feature that is sure to appeal to a wide range of buyers.

The property is superbly positioned close to the iconic home of Portsmouth Football Club, Fratton Park, while an excellent selection of local shops, cafés, restaurants, supermarkets and retail parks are all within easy reach, catering for every day-to-day need.

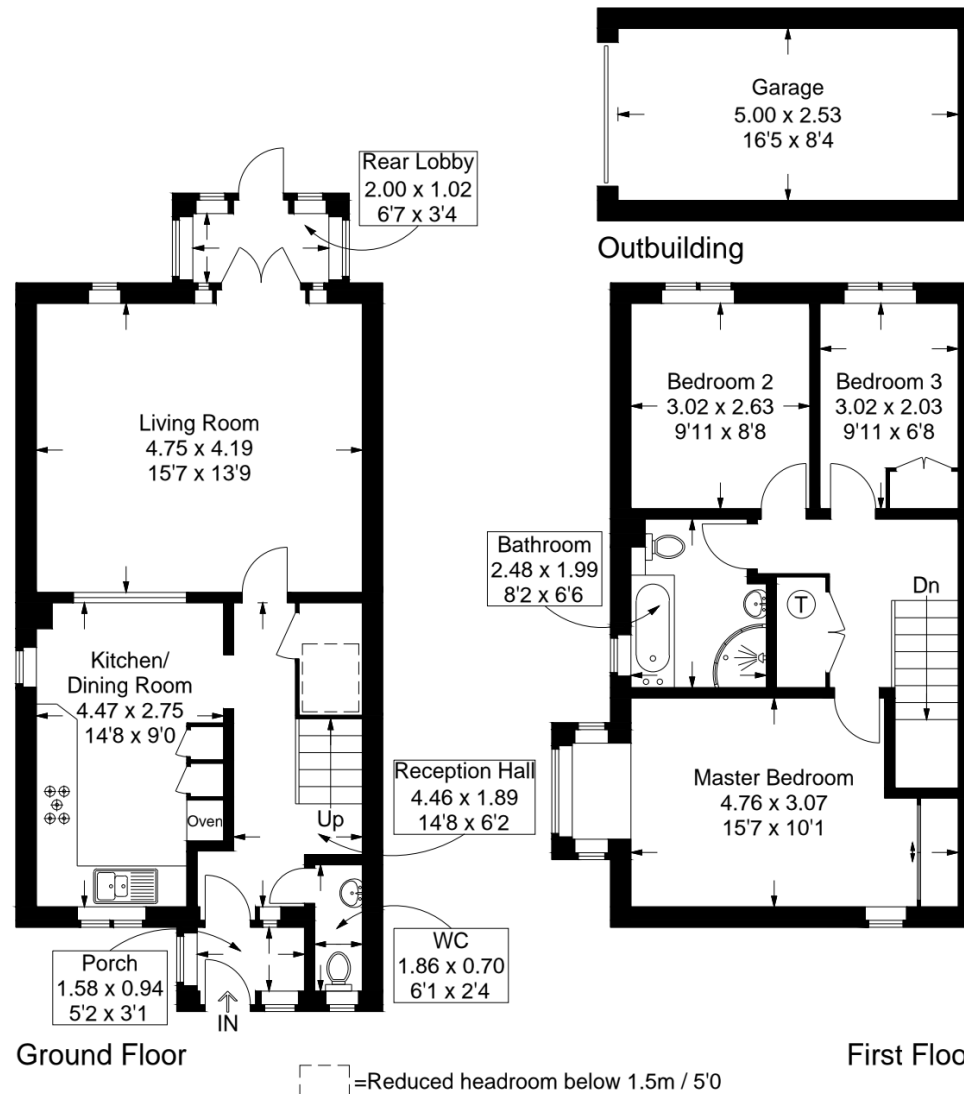
For commuters, Fratton railway station is approximately a 10-minute walk away, providing regular direct services to London Waterloo, London Victoria and Gatwick Airport, making this an excellent choice for those travelling into the capital or beyond.





Goldsmith Avenue, Southsea

Approximate Gross Internal Area = 92.3 sq m / 994 sq ft
 Outbuilding = 12.9 sq m / 139 sq ft
 Total = 105.2 sq m / 1133 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



LOCATION



Location:

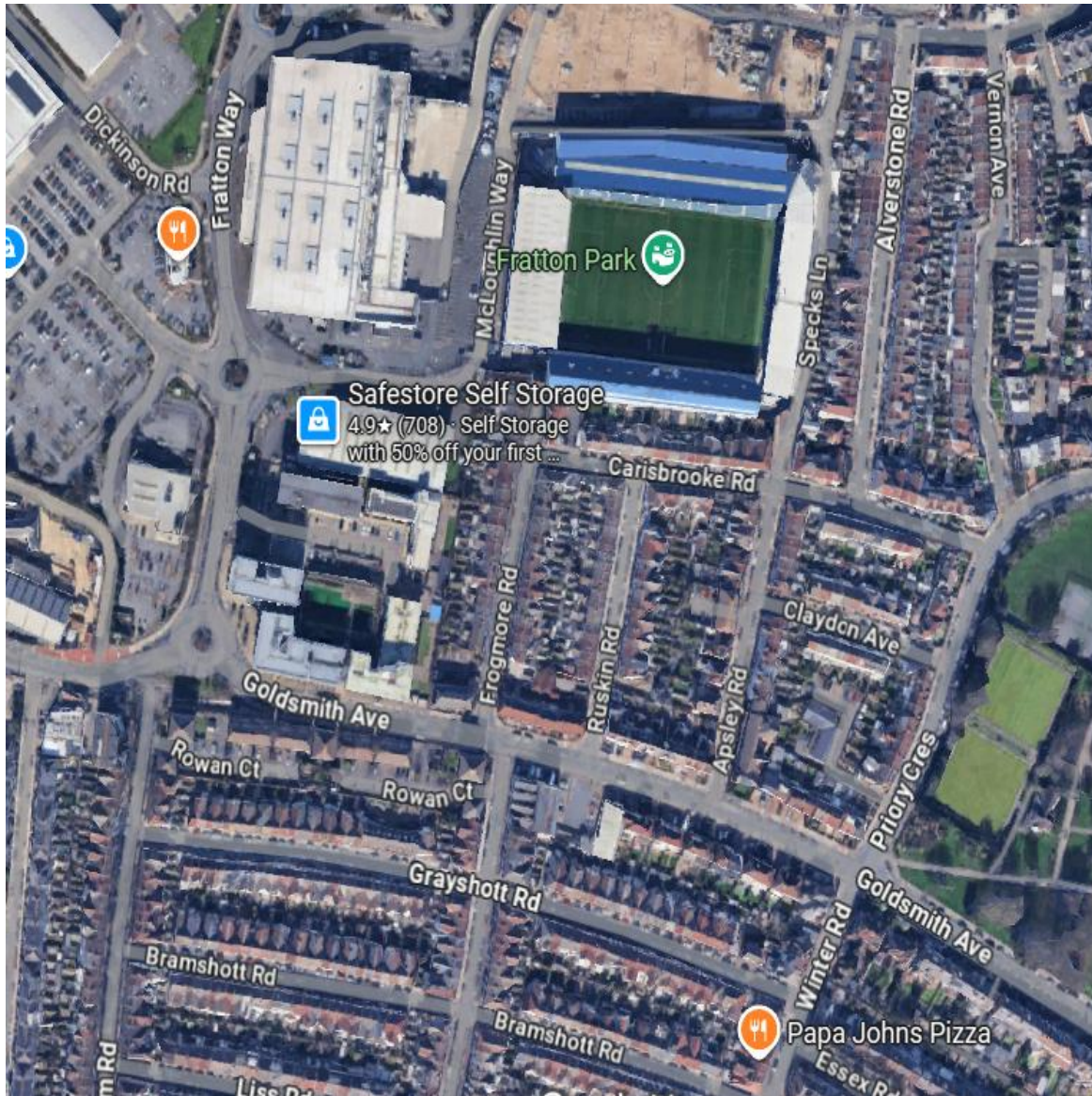
Situated in a convenient and well-connected part of Portsmouth, this property enjoys the perfect balance of city living and coastal lifestyle. Just a short stroll away is Fratton Park, the home of Portsmouth Football Club, creating a vibrant atmosphere on match days and adding to the area's strong sense of community.

The property is ideally positioned for everyday amenities, with an excellent choice of supermarkets, independent shops, cafés, restaurants and retail parks all within easy reach. Whether you're picking up essentials or enjoying an evening out, everything you need is close at hand.

Southsea's popular seafront is only a short distance away, offering miles of promenade, beaches, gardens and leisure facilities, perfect for walking, cycling or relaxing by the coast. The nearby Albert Road and Palmerston Road districts are renowned for their independent boutiques, coffee shops, pubs and diverse selection of restaurants, while Gunwharf Quays provides designer shopping, waterfront dining and entertainment.

Families will appreciate the selection of well-regarded schools and local parks, while commuters benefit from Fratton railway station being approximately a 10-minute walk away, providing regular direct services to London Waterloo, London Victoria, Gatwick Airport and destinations across the South Coast.

With excellent transport links, outstanding local amenities and Portsmouth's unique blend of historic waterfront, vibrant city life and coastal charm, this is an ideal location for professionals, families and investors alike.





THE AGENT

Christopher is a senior director of estate agency and brings over 25 years of experience to the NEXA team. He has continuously delivered excellent standards of customer service throughout his career and specialises in overcoming even the most challenging of property related cases.

The NEXA team is strengthened by having his passion and desire to succeed whilst retaining integrity and honesty throughout the sale process which is why his customers both old and new return time and time again.

Christopher is a member at Emsworth Sailing Club where he and his family sail and train.

Christopher Smeed

Client Director - Sales & Lettings



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WHY CHOOSE NEXA?

We are a different type of estate agency. We provide you with a local industry professional to act as your dedicated Client Director who will be your single point of contact. This means you only ever deal with one agent and you receive a seamless and transparent solution.

Our unique business model rewards our Client Directors on a highly competitive results-based structure. This enables us to source the best people for the job and to create a better experience for you, and a more rewarding and motivating experience for our staff.

Your Client Director is personally assigned to you and will provide a personal service from start to finish through the entire journey, available any time of day. This enables us to create a high-performance culture and a customer-centric estate agency.



NEED A MORTGAGE?

We work closely with a small, handpicked selection of professional mortgage brokers who can help you find the right mortgage. There are some great deals out there and a good mortgage broker can help you find them whilst also revealing the loopholes and limitations that apply. This will help to ensure that you find the best lender and agreement for your circumstances and plans. Talk to your NEXA Agent and they will arrange your meeting with one of our excellent mortgage brokers.

NEED A SOLICITOR?

Having worked in property for many years, we have been fortunate enough to build relationships with a number of excellent legal firms and solicitors that specialise in property transactions and contracts. We now work closely with these firms to ensure that our clients have access to the best legal support available in the City. Simply talk to your NEXA agent who will help you find the best solicitor for your needs.



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PrimeLocation