



4 Sun Street, Portsmouth, Hampshire, PO1 3RP

TOWN & COUNTRY  
SOUTHERN



- A Detached Modern Family Home
- Four Bedrooms, Family Bathroom
- 18 Living / Dining Room
- Recently Refitted Kitchen, Downstairs Cloakroom
- Enclosed Landscaped Low Maintenance Rear Garden
- Off Road Parking for Approx. Two Cars
- Close to Amenities, Road & Rail Links
- Council Tax Band B - Portsmouth City Council
- £425,000 - Freehold

#### PROPERTY SUMMARY

A modern, detached house which is situated within a few minutes' walk of the Historic Harbour entrance, Gunwharf Quays retail outlets and entertainment facilities. The accommodation is arranged over two floors and provides 1032 sq ft of living space with an entrance hall, cloakroom, 18' living room with dining area and recently refitted kitchen on the ground floor with four bedrooms and a family bathroom on the first floor. The property has gas fired central heating, double glazing and off road parking for approximately two cars, to the rear is a recently landscaped low maintenance enclosed garden with side pedestrian access. Located in the heart of Portsmouth close to Portsmouth Harbour train station, Naval Dockyard with its historic ships, International Ferry Port and Isle of Wight ferry, early viewing is strongly recommended in order to appreciate not only the accommodation but also the location of the property.

#### ENTRANCE

To the right hand side of the property is a lowered kerb leading to brick paviour hardstanding for approximately two cars, to the front of the house is a gated entrance with fence panelling to either side leading to brick paved pathway and front door, to the left of the pathway is a lawned garden which wraps round to the side, covered area with gate providing pedestrian access to rear garden, external meter box, main front door with frosted glazed panels leading to:



## HALLWAY

Balustrade staircase rising to first floor, double radiator, high level electric consumer box, double glazed window to side aspect with plantation shutter blinds, high vinyl quality flooring, square opening leading to living room.

## CLOAKROOM

Close coupled w.c. with shelf over, chrome heated towel rail, matching flooring, wash hand basin with cupboards under, mirror, double glazed frosted window to front aspect.

## LIVING ROOM INC. DINING AREA

18' 3" x 15' 2" decreasing to 11' 7" at narrowest point (5.56m x 4.62m) Dining area: Double glazed windows to front aspect with plantation shutter blinds, radiator, high quality vinyl flooring.

Living area: Double glazed sliding patio door with full height window to one side leading to rear garden, double glazed window to side aspect with plantation shutter blinds, textured ceiling and coving, matching flooring, radiator, door to understairs storage cupboard.

## KITCHEN

11' 0" x 8' 1" (3.35m x 2.46m) Double glazed window to front aspect with plantation shutter blinds, radiator, comprehensive range of recently fitted wall and floor units, roll top work surface with matching splashback, brushed steel fronted power points, inset single drainer stainless steel sink unit with mixer and hot water taps, space and plumbing for washing machine, Zanussi induction hob with glass splashback, extractor hood, fan and light over, textured ceiling, double glazed window to rear aspect overlooking garden, Zanussi oven and eye-level CDA microwave with cupboards over and under, integrated fridge and freezer with matching doors, cupboard housing Worcester boiler supplying domestic hot water and central heating (not tested), matching flooring.

## FIRST FLOOR

Landing with balustrade, double glazed windows to side aspect, access to loft space, doors to primary rooms, built-in airing cupboard with shelving.

## BEDROOM 1

15' 2" x 8' 10" (4.62m x 2.69m) Three double glazed windows to front aspect with plantation shutter blinds, radiator, textured ceiling.

## FAMILY BATHROOM

White suite comprising; panelled bath with mixer tap and shower attachment, separate Triton shower over and folding shower screen, double glazed frosted window to side aspect, concealed cistern w.c., wash hand basin with cupboards under, chrome heated towel rail, vinyl flooring.

## BEDROOM 2

11' 1" x 7' 4" (3.38m x 2.24m) Double glazed window to rear aspect overlooking garden, radiator, textured ceiling.

## BEDROOM 4

7' 6" x 7' 5" (2.29m x 2.26m) Double glazed window to rear aspect overlooking garden, radiator, textured ceiling.

## BEDROOM 3

11' 2" x 8' 2" (3.4m x 2.49m) Double glazed window to side aspect blinds, radiator, textured ceiling, access to loft space.

## OUTSIDE

To the side is an angular shaped garden enclosed by fence panelling to front and side, to the rear is a low maintenance false grass garden, enclosed by fence panelling, wooden built garden shed.

## AGENTS NOTES

Council Tax Band B - Portsmouth City Council

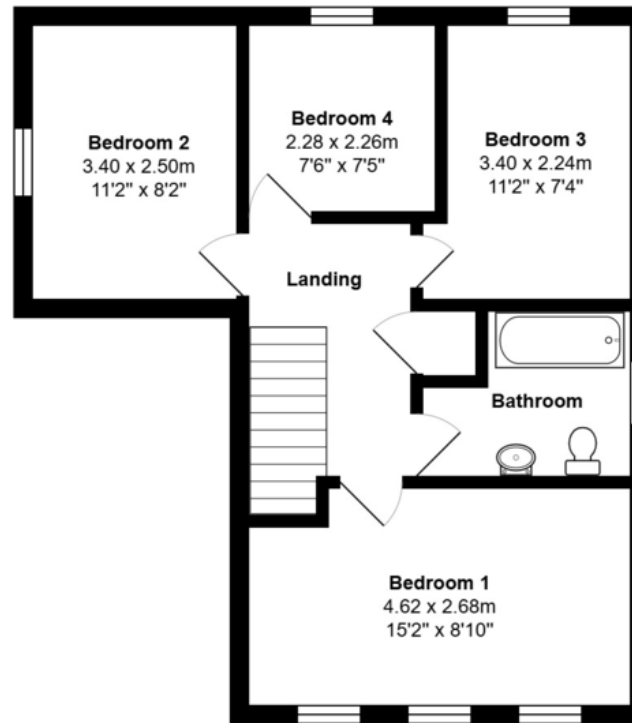
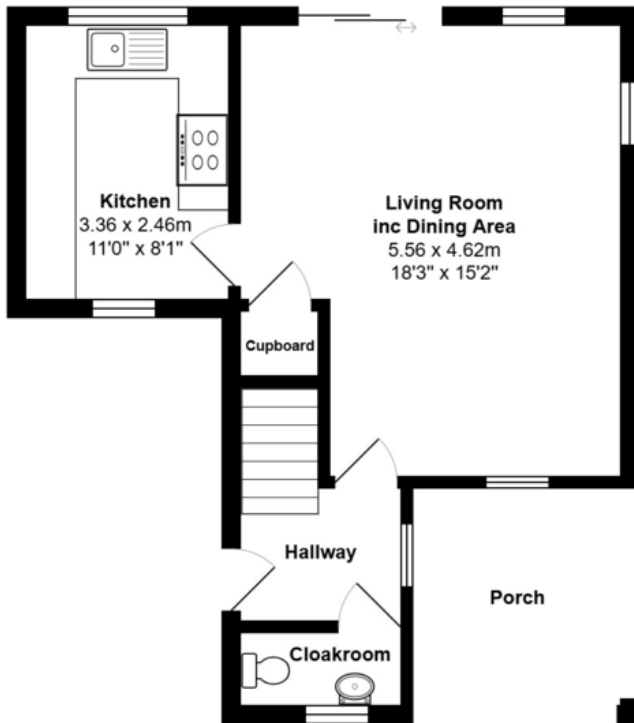
Broadband – ADSL/FTTC Fibre Checker ([openreach.com](http://openreach.com))

Flood Risk – Refer to - ([GOV.UK](http://GOV.UK/check-long-term-flood-risk.service.gov.uk) ([check-long-term-flood-risk.service.gov.uk](http://check-long-term-flood-risk.service.gov.uk)))

AML Checks - By Law and in compliance with HMRC regulations, all agents are required to carry out Anti-Money Laundering (AML) checks on any buyer(s) who submit a successful offer. A non-refundable administration fee of £60 inc. VAT to cover these costs is payable by the buyer(s) before the sales transaction can be progressed.







Total Area: 95.9 m<sup>2</sup> ... 1032 ft<sup>2</sup>

All measurements are approximate and for display purposes only



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 82        |
| (55-68) <b>D</b>                            | 69                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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