



£235,000
6 Highland Street
Southsea, PO4 9NL

TWO BEDROOM HOME WITH UPSTAIRS SHOWER ROOM & WEST FACING GARDEN! Located in the highly desirable 'Eastney Village', is this mid terraced home along Highland Street. Offered to the market with no forward chain, the home is presented in a lovely condition and would make an ideal property for someone looking to live close to the seafront. The accommodation briefly comprises; an open plan lounge/diner with exposed staircase and a fitted kitchen on the ground floor, with two bedrooms and a contemporary shower room on the first floor. A westerly aspect, low maintenance garden can be found to the rear. Additional benefits include gas central heating and double glazing. To fully appreciate the home and accommodation on offer, please contact the Southsea office at your earliest opportunity.





ENTRANCE Double glazed door to:-

LOUNGE/DINER 20' 7" x 12' 4" (6.28m x 3.76m) Dual aspect double glazed windows, stairs to first floor landing, laminate flooring, radiator, cupboards housing gas and electric meters, door to:-

KITCHEN 10' 1" x 7' 0" (3.08m x 2.14m) Fitted kitchen comprising a range of wall and base level units incorporating roll top work surfaces, gas hob, electric oven with extractor hood over, integral fridge/freezer, one and a half sink drainer, space and plumbing for washing machine, tiled to principal, vinyl flooring, double glazed window to rear elevation overlooking garden, double glazed door to:-

LANDING Doors to all rooms, loft hatch.

BEDROOM ONE 10' 4" x 8' 10" (3.16m x 2.70m) Double glazed window to front elevation, carpet throughout, radiator, recessed storage area.

BEDROOM TWO 9' 9" x 6' 4" (2.98m x 1.95m) Double glazed window to rear elevation, carpet throughout, radiator.

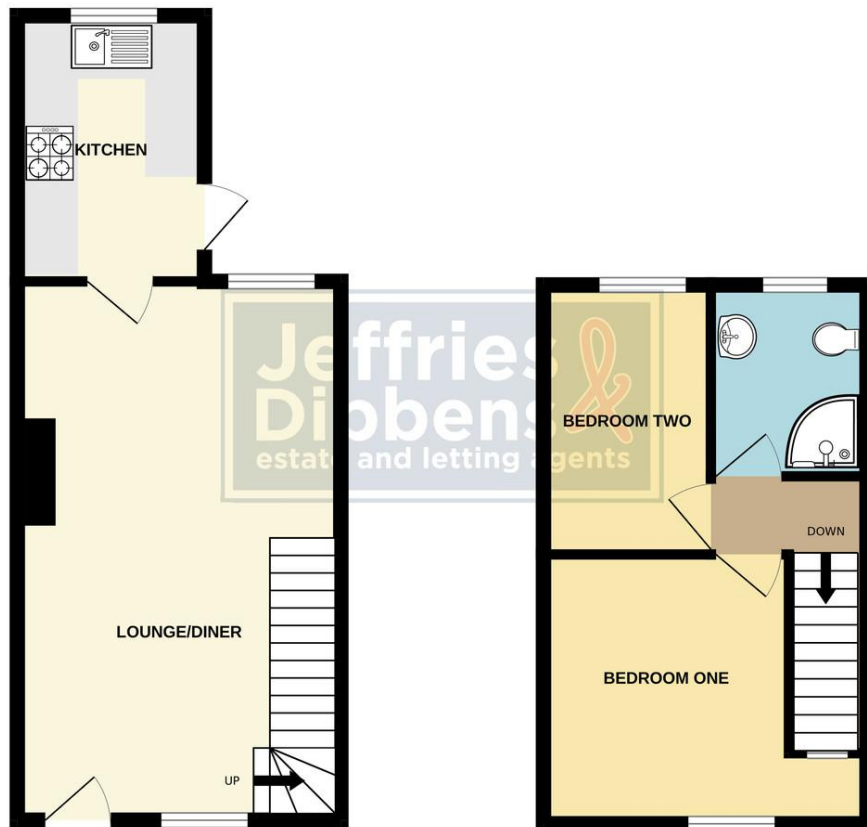
SHOWER ROOM 6' 8" x 5' 8" (2.04m x 1.75m) Contemporary shower room comprising walk-in shower cubicle with thermostatic shower and oversized head, concealed WC, pedestal hand basin, towel rail radiator, tiled to principal areas and tiled flooring, double glazed window to rear elevation.

GARDEN Laid to paving with shrub borders, wooden shed, enclosed by wooden fencing.



GROUND FLOOR

FIRST FLOOR



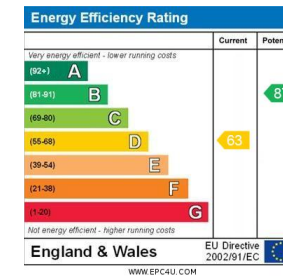
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 B

VIEWINGS
By prior appointment only



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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