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12 Meryl Road

Southsea, PO4 8LX

Offers in the region of £260,000



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Welcome to Meryl Road...

We are delighted to bring to market this beautifully presented and well appointed terraced house in the ever popular Meryl Road, Southsea, offered with NO FORWARD CHAIN. This excellent home presents a great opportunity for first time buyers or anyone looking for a move in ready home, combining a practical layout with generous living space and a sought after location.

As you step through the front door, you are welcomed by a bright entrance hall leading into a flowing, open-plan arrangement. The dining area and living room connect seamlessly, creating a versatile and sociable environment perfect for modern living. There is ample space for multiple sofas, a family dining table and chairs, and other furnishings. Doors can be placed between the lounge and diner to create two reception rooms for those who prefer them to be separated.

The layout then opens into a spacious kitchen at the rear of the property, thoughtfully designed with ample worktop and storage space, there is an integrated oven with hob and extractor fan as well as plumbing for washing facilities. A door leads out onto the garden, and large windows allows natural light, enhancing the sense of openness throughout the ground floor.

Moving upstairs to the first floor, you will find two well proportioned bedrooms, both offering comfortable accommodation with space for furnishings. The family bathroom is also located on this level and is modern and well equipped with a bath & overhead shower, toilet and sink.

A further standout feature of this home is the converted loft space on the second floor. Currently used as an additional bedroom, this versatile area could easily function as a home office, hobby room, or guest accommodation, depending on your needs. The inclusion of this extra space significantly enhances the overall usability of the property.

The rear garden is a particular highlight, featuring a tiered design and offering slightly more space than typically found in similar homes in the area. With areas of patio there is great space for garden furniture, and there is a convenient rear access gate.

The location of Meryl Road is consistently popular, benefiting from close proximity to local schools, parks, and a wide range of amenities. Southsea's vibrant seafront, shops, cafes, and restaurants are all within easy reach, while excellent transport links provide convenient access in and out of the city.

This is a fantastic opportunity to secure a spacious and well located home, viewings are advised please contact the office to arrange your appointment.



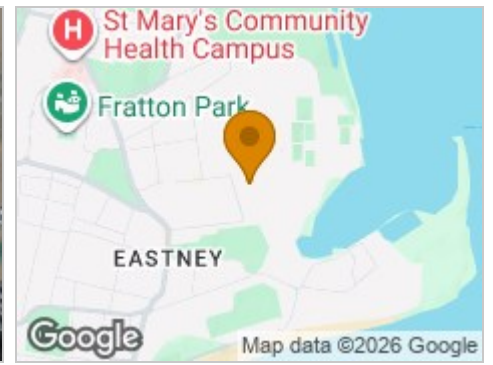
Road Map



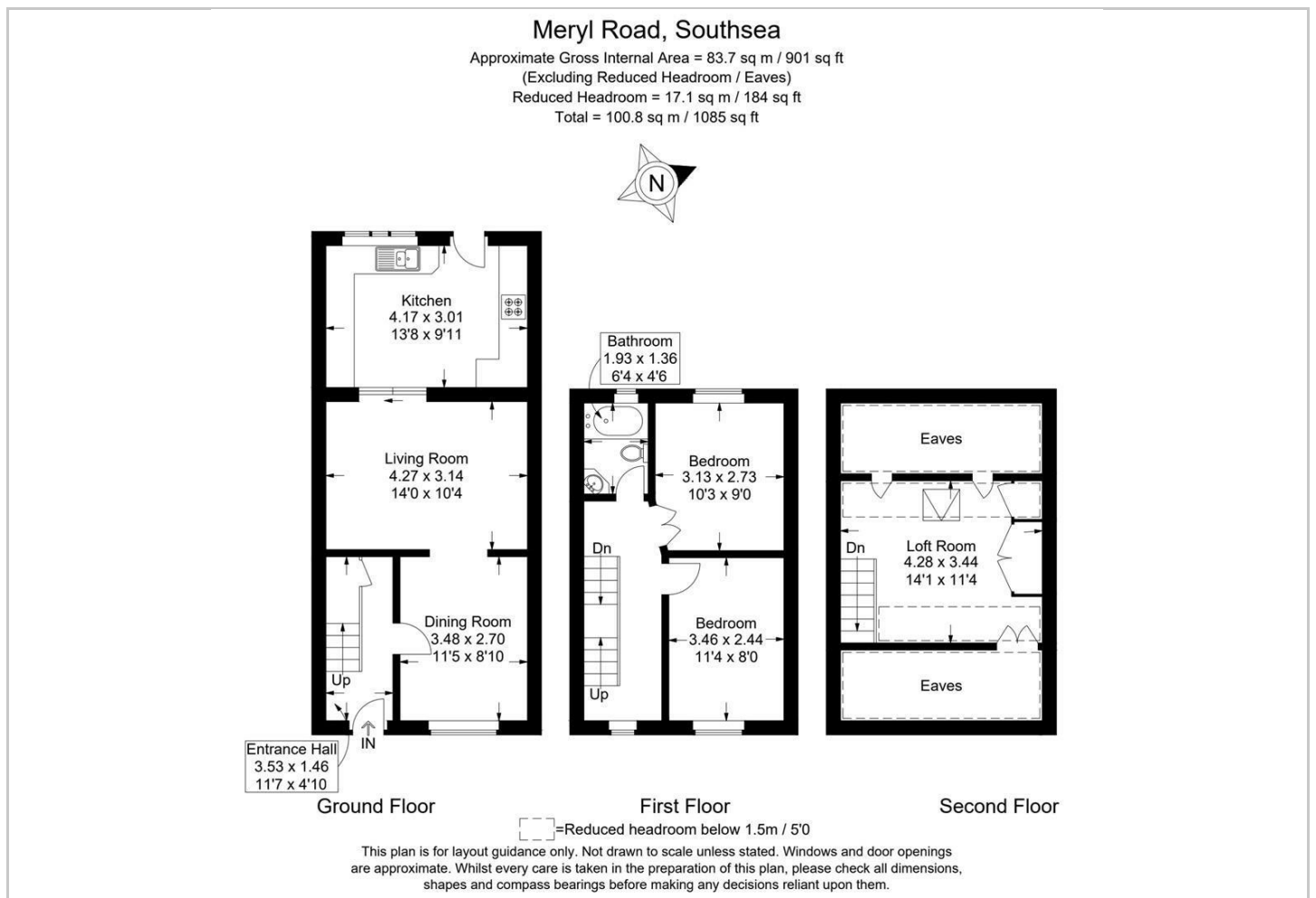
Hybrid Map



Terrain Map



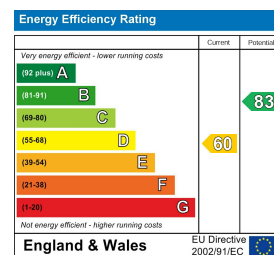
Floor Plan



Viewing

Please contact our Central Office on 02394 217317 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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