

£255,000
12 Shanklin Road
Southsea, PO4 0DU

STUNNING TWO BEDROOM HOME! A truly lovely example of a traditional mid-terraced residence, tucked away within a quiet cul-de-sac in the heart of Southsea. Situated on Shanklin Road, this beautifully presented home has been thoughtfully updated and modernised in recent years, offering a wonderful blend of contemporary style and characterful charm. The ground floor comprises a welcoming living room, a spacious dining room leading through to the stylish two-tone kitchen, and a beautifully appointed high-gloss bathroom suite. Upstairs are two well-proportioned bedrooms, both beautifully presented and benefiting from built-in wardrobes. Externally, the rear garden is mature and predominantly laid to lawn, complemented by an attractive raised decking area, creating an ideal space for outdoor dining and entertaining. Additional benefits include gas central heating, double glazing, 'Karndean' flooring, bespoke shutters in the bedrooms and attractive feature wall panelling. An internal viewing is highly recommended to fully appreciate everything this superb home has to offer.





ENTRANCE Composite front door to:-

LIVING ROOM 10' 4" x 12' 1" (3.17m x 3.69m) Double glazed window to front elevation, 'Karndean' flooring, radiator, acoustic feature wall, stairs to first flooring.

DINING ROOM 10' 4" x 12' 1" (3.17m x 3.69m) Double glazed door to garden, 'Karndean' flooring, radiator, storage cupboard, feature wall panelling, door to:-

KITCHEN 10' 11" x 7' 10" (3.34m x 2.41m) Contemporary two-tone kitchen comprising a range of wall and base level units incorporating roll top work surfaces, 'NEFF' induction hob with extractor over, 'NEFF' hide and slide electric oven, ceramic sink and drainer unit with mixer tap, integral washing machine and dishwasher, space for fridge/freezer, double glazed window to side elevation, tiled to principal areas, 'Karndean' flooring, feature wall panelling, cupboard housing wall mounted combination boiler, door to:-

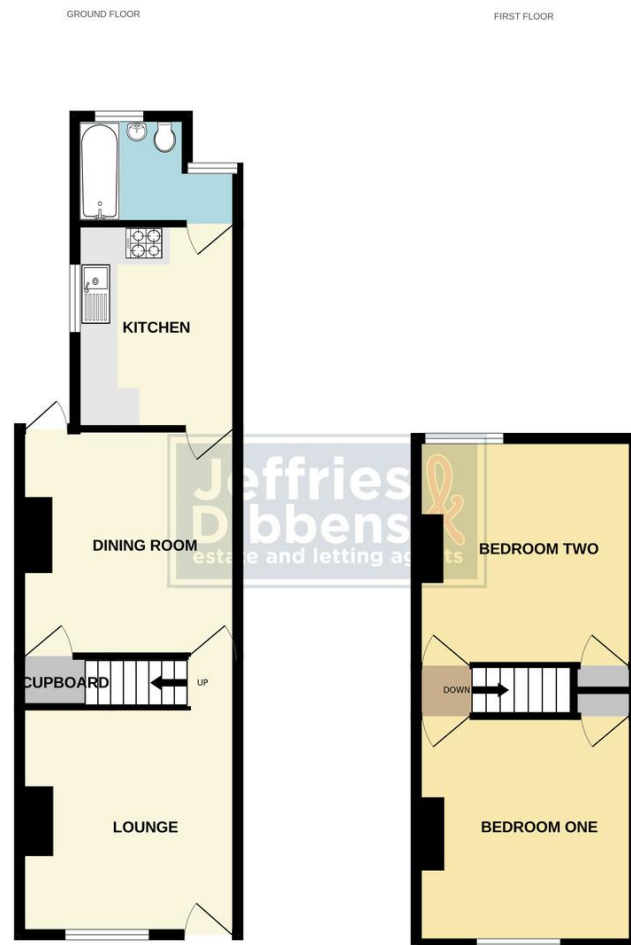
BATHROOM 5' 6" x 8' 4" (1.70m x 2.55m) Lovely fitted bathroom suite comprising panel enclosed bath with central taps and thermostatic shower unit with oversized shower head, bowl sink with mixer tap within vanity unit, concealed WC, 'Karndean' flooring, tiled throughout, double glazed obscure windows to rear elevation, towel rail radiator.

LANDING Doors to both bedrooms, loft hatch.

BEDROOM ONE 10' 4" x 12' 1" (3.17m x 3.70m) Double glazed window to front elevation with bespoke shutters, radiator, 'Karndean' flooring, built-in wardrobe, pendant lighting.

BEDROOM TWO 10' 5" x 12' 1" (3.18m x 3.70m) Double glazed window to rear elevation with bespoke shutters, radiator, 'Karndean' flooring, built-in wardrobe, feature wall panelling.

GARDEN Laid to lawn with raised decking area for seating, shrub borders, enclosed by wooden fencing.



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

EPC Graph to Follow

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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