



**£299,995**  
**21 Brougham Road**  
Southsea, PO5 4PA

**THREE BEDROOM HOME WITH NO FORWARD CHAIN!** This three bedroom double bay and forecourt property situated along the ever-popular Brougham Road in Southsea is within close proximity to Albert Road, local schools and transport routes. The property is ideally suited to families, first-time buyers or investors looking for a well-located home which is in need of general modernisation. The accommodation briefly comprises; two reception rooms and a 19ft kitchen to the ground floor, with three bedrooms and a four-piece bathroom to the first floor. Additional benefits include a 28ft rear garden, majority double glazing and gas central heating. We highly advise an internal viewing so please contact the Southsea branch to arrange your viewing.

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**ENTRANCE** Obscure glazed hard wood front leading to:-

**HALLWAY** Doors to all rooms, stairs to first floor landing, under stair storage cupboard housing gas meter, radiator, electric meter, wooden door to garden.

**RECEPTION ROOM ONE** 14' 8" x 11' 3" into bay (4.49m x 3.44m) Double glazed bay window to front elevation, radiator, fireplace.

**RECEPTION ROOM TWO** 12' 4" x 11' 3" (3.77m x 3.44m) Double glazed window to rear elevation, radiator, fireplace.

**KITCHEN** 19' 2" x 9' 10" (5.85m x 3.02m) Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit, space for cooker, space for fridge/freezer, wall mounted boiler, tiled to principal areas, dual aspect windows, wooden door to garden.

**FIRST FLOOR LANDING** Doors to all rooms, loft access, window to side elevation.

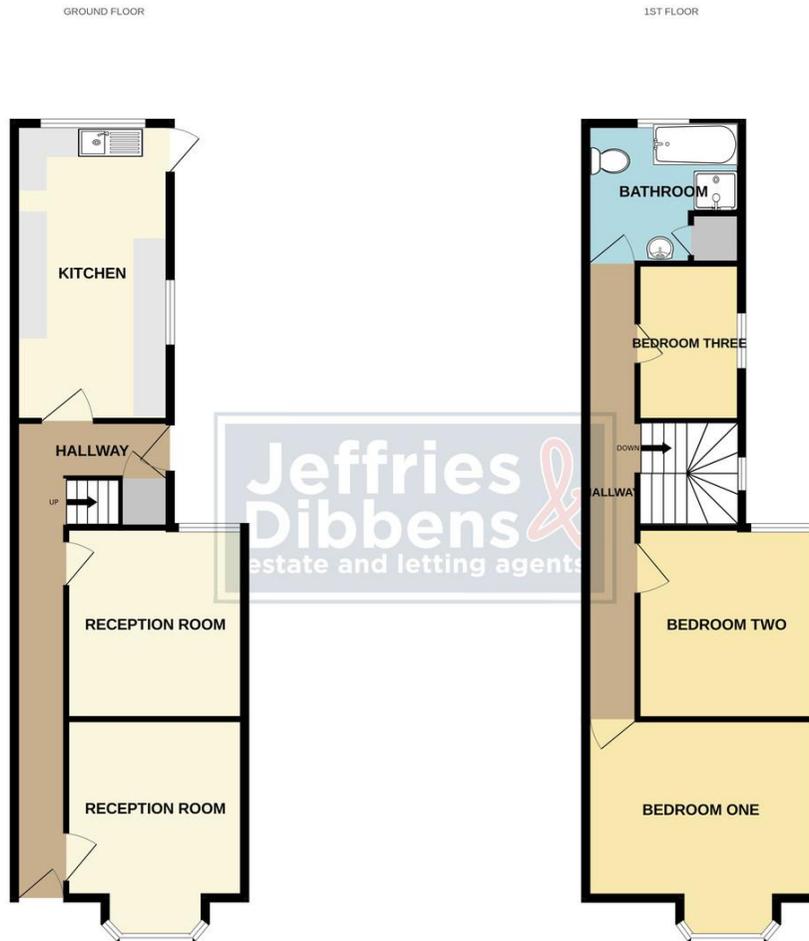
**BEDROOM ONE** 14' 9" x 14' 11" into bay (4.51m x 4.55m) Double glazed bay window to front elevation, radiator, two fitted wardrobes.

**BEDROOM TWO** 12' 5" x 11' 3" (3.80m x 3.44m) Double glazed window to rear elevation, radiator.

**BEDROOM THREE** 10' 2" x 6' 6" (3.11m x 1.99m) Double glazed window to side elevation, radiator.

**BATHROOM** 8' 8" x 9' 9" (2.66m x 2.98m) Panel enclosed bath with shower attachment, pedestal mounted wash basin with mixer tap, close coupled WC, shower cubicle with mains powered shower, cupboard housing hot water tank, heated towel rail, obscure double glazed window to rear elevation.

**GARDEN** 28' 3" x 16' 5" (8.63m x 5.01m) Mainly laid to patio with raised decking, outside tap.



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 C

**VIEWINGS**  
By prior appointment only

EPC 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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