



102 Highland Road, Southsea, Hampshire, PO4 9NQ

TOWN & COUNTRY
SOUTHERN

- A Well Presented Family Home
- Four Bedrooms
- 22' Living / Dining Room
- 15' Fitted Kitchen
- Enclosed South Facing Low Maintenance Rear Garden
- Close to Amenities, Shops and Southsea Waterfront
- No Forward Chain
- Council Tax Band A - Portsmouth City Council
- £345,000 - Freehold

PROPERTY SUMMARY

A four-bedroom family home which is situated in a popular residential area close to local amenities, bus routes and within walking distance to Southsea beach and Victorian promenade. The property is arranged over three floors with 1091 sq ft of living space and comprises: hallway, 22' living / dining room with patio doors leading to rear garden, 15' fitted kitchen with appliances, on the first floor are two bedrooms and a family bathroom with two further bedrooms on the upper level. To the rear is a southerly facing, enclosed paved garden. Offered unfurnished with gas fired central heating and double glazing, early viewing of this property is strongly recommended.

ENTRANCE

Main front door with circular leadlight frosted panel leading to:

HALLWAY

Built-in cupboard housing electric meter, balustrade staircase rising to first floor, radiator, wood laminate flooring, door to:

LIVING / DINING ROOM

22' 7" x 10' 1" (6.88m x 3.07m) 22' 7" x 10' 1" maximum, decreasing to 9'2" at narrowest point (6.88m x 3.07m) Double glazed window to front aspect with radiator under, wood laminate flooring, low level storage cupboard housing gas meter, twin double glazed doors leading to rear garden, ceiling coving, understairs storage cupboard, door to:



KITCHEN

15' 6" x 6' 4" (4.72m x 1.93m) Range of matching wall and floor units, tall contemporary style radiator, matching flooring, free standing Indesit fridge/freezer, range style cooker with five ring gas hob and ovens under, extractor hood, fan and light over, stainless steel splashback, double glazed window to side aspect, 1½ bowl stainless steel sink unit with mixer tap, plumbing for washing machine, wall mounted boiler supplying domestic hot water and central heating (not tested), double glazed window and door to rear aspect, range of drawer units, ceiling spotlights

FIRST FLOOR

Balustrade landing with staircase rising to top floor, large walk-in airing cupboard with shelving and hot water cylinder (not tested).

BEDROOM 2

13' 5" x 10' 3" (4.09m x 3.12m) Double glazed window to front aspect with radiator under, sliding floor to ceiling mirror fronted wardrobes to one wall with hanging space and shelving.

BEDROOM 3

12' 0" x 6' 10" (3.66m x 2.08m) Double glazed window to rear aspect overlooking garden, radiator, panelled door

BATHROOM

White suite comprising: panelled bath with mixer tap, ceramic tiled to half wall level, double glazed frosted window to rear aspect, ceiling spotlights, rectangular wash hand basin with mixer tap and drawers under, heated towel rail, shower cubicle with panelled door, extractor fan, ceiling spotlights.

TOP FLOOR

Landing, built-in storage cupboard with rail.

BEDROOM 4

9' 6" x 5' 5" (2.9m x 1.65m) Dual aspect double glazed windows to side and rear with far reaching views over rooftops, radiator, panelled door.

BEDROOM 1

15' 7" x 12' 10" (4.75m x 3.91m) 15' 7" x 9' 6" increasing to maximum 12'10" (4.75m x 2.9m) Ceiling height 6'3", double glazed dormer window to rear aspect with far reaching views over rooftops, panelled door, ceiling spotlights, pitched roof to front ceiling restricting headroom, access to loft storage eaves, fire escape window to front aspect with second Velux window, panelled door.

OUTSIDE

To the rear is a paved split-level garden, enclosed by fence panelling and brick retaining walls.

AGENTS NOTES

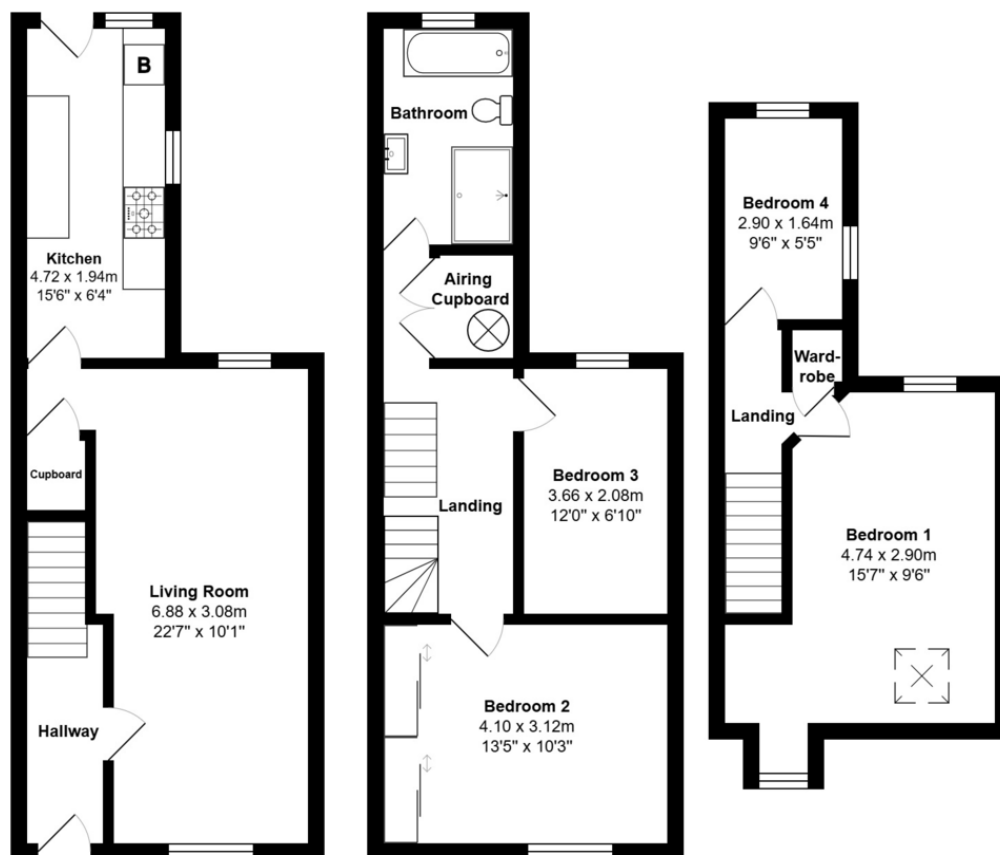
Council Tax Band A - Portsmouth City Council

Broadband – ADSL/FTTC Fibre Checker (openreach.com)

Flood Risk – Refer to - (GOV.UK (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: 101.3 m² ... 1091 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

WWW.EPC4U.COM

141 Havant Road, Drayton, Portsmouth, Hampshire, PO6 2AA

T: 023 93 277 288 E: drayton@townandcountrysouthern.co.uk

townandcountrysouthern.co.uk

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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