



33 Military Road Hilsea, Portsmouth, PO3 5LS

Guide price £450,000

Welcome to this amazing find on the tranquil Military Road in Hilsea. This splendid house offers a perfect blend of modern living and family-friendly charm. Spanning an impressive 1,785 square feet, the property boasts four generously sized bedrooms and two well-appointed bathrooms, making it an ideal home for families seeking space and comfort.

Upon entering, you will be greeted by three inviting reception rooms, each designed to provide ample space for relaxation and entertainment. The extension, enhanced by a skylight, floods the area with natural light, creating a warm and welcoming atmosphere throughout the home. The well-presented interiors are modern and stylish, ensuring that you can move in with ease and enjoy the comforts of contemporary living.

The property is set in a peaceful location, perfect for families looking for a safe and friendly neighbourhood, whilst also remarkably close to transport links, shops & OFSTED 'Good' schools.

Outside, you will find a private garden, ideal for children to play or for hosting summer gatherings. Additionally, the house features a garage and off-road parking for two vehicles, providing convenience and security.

This delightful home, built between 1970 and 1979, has been thoughtfully maintained and extended, offering spacious living areas that cater to the needs of modern family life. With its combination of comfort, style, and practicality, this property is a rare find in the sought-after area of Hilsea. Don't miss the opportunity to make this wonderful house your new home.

- Beautifully presented 4 bedroom home
- Modern and stylish throughout
- Extended to rear for feature kitchen-diner with skylight
- Utility room with downstairs W.C.
- Elegant Bathroom with separate shower & roll top bath
- Well manicured and easy to maintain private garden
- Garage and driveway for off road parking
- Peaceful, family friendly location
- Good transport links and easy reach of local amenities
- Pleasant walks on Hilsea Lines or Foxes Forest

Viewing

Please contact our ROK Marsh Office on 02393233267 if you wish to arrange a viewing appointment for this property or require further information.



4



2



3



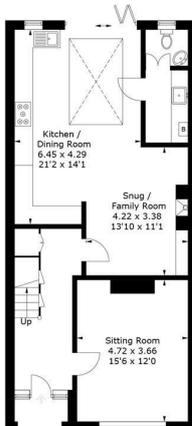
C

Floor Plan

Area Map

Military Road, PO3

Approximate Gross Internal Area = 155.0 sq m / 1668 sq ft
 Garage = 10.9 sq m / 117 sq ft
 Total = 165.9 sq m / 1785 sq ft

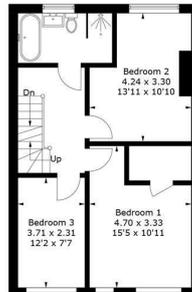


Ground Floor

Kitchen / Dining Room
6.45 x 4.29
21'2" x 14'1"

Snug / Family Room
4.22 x 3.36
13'10" x 11'1"

Sitting Room
4.72 x 3.66
15'6" x 12'0"



First Floor

Bedroom 2
4.24 x 3.30
13'11" x 10'10"

Bedroom 1
4.70 x 3.33
15'5" x 10'11"

Bedroom 3
3.71 x 2.31
12'2" x 7'7"



Second Floor

Bedroom 4
6.17 x 5.33
20'3" x 17'36"

Storage

Eaves



Garage
4.34 x 2.49
14'3" x 8'2"

(Not Shown In Actual Location / Orientation)

PRODUCED FOR ROK MARSH

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1206843)



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
	73	80	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.