

32 Queens Road, Brighton, BN1 3YE

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## **Military Road, Portsmouth, Hampshire PO3 5LS**

### **Asking Price £455,000 Freehold**

Introducing an exceptional end-terrace residence positioned along one of Hilsea's most desirable roads, this beautifully appointed home delivers an impressive blend of elegance, space, and modern sophistication.

From the moment you enter, the property offers a sense of quality and comfort, with two generously proportioned reception rooms, a striking 19ft fully integrated kitchen, and a bright conservatory creating an effortless flow of premium living space.

Upstairs, three good sized bedrooms, including a substantial 17ft principal room, are complemented by a luxurious four-piece bathroom finished to an excellent standard. The home's exterior is equally impressive, boasting extensive front and rear gardens, a 20ft garage, and multiple off-road parking options.

A standout opportunity for those seeking a refined family home with exceptional space, style, and practicality in a highly sought-after residential setting. Council tax band D £2180.92 PA





Hallway

Stairs to first floor. Doors to both reception rooms. Under stairs storage with Gas and Electricity meters. Plain walls and ceiling. Wooden flooring. Radiator

Reception Room

17'1" ( into bay ) x 13'10" (5.21 ( into bay ) x 4.24)  
Double glazed bay window to front aspect. Double glazed window to side aspect. Carpet laid to floor. Plain walls and ceiling. Radiator. Fireplace with cast iron hearth.

Reception Room Two

13'10" x 12'11" (4.22 x 3.94)  
Double glazed window to rear aspect. Double glazed bi-fold doors leading to conservatory. Laminate flooring. Plains walls and ceiling. Radiators. Open to kitchen.

Conservatory

9'6" x 7'6" (2.9 x 2.31)  
Double glazed door leading to garden. Dual aspect double glazed windows. Laminate flooring.

Kitchen

19'7" x 8'9" (5.99 x 2.67)  
Wall and base units. Roll top worktops. Glass splashbacks. Island/Breakfast bar with base units. Cupboard housing boiler. Integrated double electric oven with integrated gas hob and over head extractor fan, integrated dishwasher, integrated full length fridge and integrated full length freezer, integrated microwave, washing machine and tumble dryer. Stainless steel sink with mixer tap. Plain walls and ceiling. Laminate flooring.

WC

Close coupled WC. Floating basin. Extractor fan. Tiled to principle areas. Plain walls and ceiling.

First Floor Landing

Doors to all bedrooms and bathroom.

Bedroom One

17'1" ( into bay ) x 12'7" (5.23 ( into bay ) x 3.84)  
Double glazed bay window to front aspect. Carpet. Plain walls and ceiling. Radiator

Bedroom Two

13'10"x 12'11" (4.22x 3.96)  
Double glazed window to rear aspect. Plain walls and ceiling. Carpet. Radiator

Bedroom Three

9'3" x 8'5" (2.84 x 2.59)  
Double glazed window to front aspect. Carpet. Plain walls and ceiling. Radiator

Bathroom

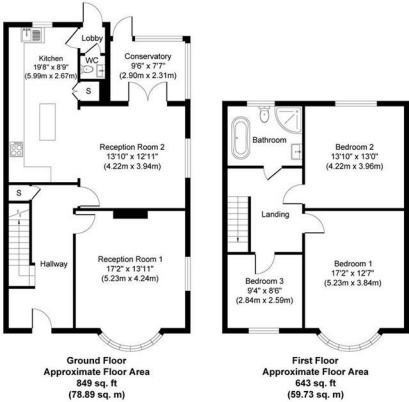
Obscure double glazed window to rear aspect. Free standing bath. Walk in shower cubicle. Vanity unit. Stainless steel heated towel rail. Extractor fan. Lino to floor. Tiled throughout.

Garden

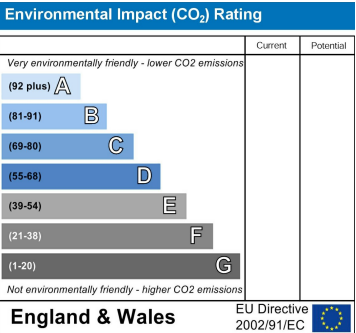
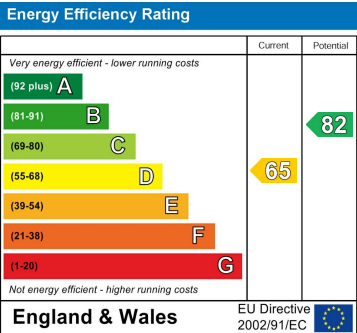
33'0" x 29'0" approx (10.06 x 8.84 approx)  
Mostly laid to lawn. Outside tap. Rear and side pedestrian access. Garage access. Storage

Garage

20'11" x 7'1" (6.4 x 2.18)  
Up and over door. Power sockets and light



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



**VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY**  
**TEL: 01273 274 000**

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