

£229,950
51 St. Vincent Road
Southsea, PO5 2QR

THREE BEDROOM HOME WITH NO CHAIN! This mid terraced home can be found along St. Vincent Road, and offers an excellent opportunity for a homeowner to renovate into a lovely property. With no forward chain, the accommodation on offer provides an entrance porch, two separate reception rooms, kitchen and four-piece bathroom suite on the ground floor, with three double bedrooms on the first floor. An enclosed garden is located to the rear. The home is perfectly positioned with all that Southsea has to offer on your doorstep, and the seafront just a short stroll away. With double glazing and gas central heating, we would advise a viewing to appreciate the potential on offer.

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ENTRANCE Double glazed door to:-

PORCH Door to:-

LOUNGE 10' 5" x 12' 4" (3.20m x 3.78m) Double glazed window to front elevation, radiator, laminate flooring.

DINING ROOM 10' 5" x 9' 6" (3.19m x 2.92m) Double glazed window to rear elevation, radiator, carpeted.

INNER HALL Stairs to first floor landing, radiator, laminate flooring.

WC Close coupled WC, double glazed window to side elevation.

KITCHEN 9' 9" x 7' 5" (2.98m x 2.28m) Fitted kitchen comprising a range of wall and base units incorporating roll edge work surfaces, stainless steel sink and drainer unit, space for cooker, spaces for fridge/freezer and washing machine, wall mounted boiler, door to garden.

BATHROOM 7' 4" x 7' 5" (2.26m x 2.27m) Shower cubicle, panel enclosed bath, pedestal mounted wash basin, low level WC, radiator, double glazed window to rear elevation.

LANDING Doors to all rooms, loft access.

BEDROOM THREE 10' 10" x 7' 5" (3.31m x 2.28m) Dual aspect double glazed windows, carpeted, radiator.

BEDROOM TWO 10' 4" x 9' 6" (3.17m x 2.92m) Double glazed window to rear elevation, carpeted, radiator.

BEDROOM ONE 10' 6" x 12' 4" (3.21m x 3.76m) Double glazed window to front elevation, carpeted, radiator.

GARDEN Laid to lawn with shrub borders, enclosed by brick walls.





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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