

£725,000

7 Burbidge Grove

Southsea, PO4 9RR

Occupying a prime coastal position on the highly regarded Burbidge Grove, this exceptional semi-detached residence enjoys direct access onto Eastern Parade, leading onwards to Eastney Beach and the wider Southsea Seafront. Having been extended and renovated by the current owners, the property is offered in immaculate condition and provides an opportunity for a family to purchase a home in a truly unmatched location. Upon entering, you are greeted by a welcoming hallway, which leads to the living room, both with solid oak flooring. A practical downstairs cloakroom adds to the well-appointed ground floor here. The real heart of the home is the open plan family room. A beautiful multi-functional space, with dining and snug areas, as well as a contemporary fitted kitchen including 'Quartz' work surfaces, skylight window and underfloor heating. The first floor provides three generously sized double bedrooms and the stylish four-piece bathroom suite with a freestanding roll top bath. The impressive master bedroom enjoys far-reaching sea views, a highly sought-after and relatively rare feature for a family residence in Southsea. The west-facing rear garden is mainly laid to lawn with a paved seating area, along with rear access leading to the garage via a shared driveway. With a host of benefits and being in arguably one of Southsea's most requested pockets, we highly advise an internal viewing at your earliest convenience.

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ENTRANCE Paved forecourt with shrub borders, double glazed door to:-

ENTRANCE HALL Double glazed window to side elevation, stairs with spindled balustrade to first floor landing, doors to all rooms, solid oak flooring, storage cupboard.

LOUNGE 12' 5" into bay x 13' 8" (3.81m x 4.19m) Double glazed bay window to front elevation, solid oak flooring, radiator, log burner sitting on tiled hearth.

CLOAKROOM 2' 10" x 4' 8" (0.88m x 1.43m) Concealed cistern WC, wash basin, tiled flooring.

KITCHEN/DINER 19' 6" x 21' 4" (5.96m x 6.51m) Stunning fitted kitchen comprising a range of wall and base level units incorporating 'Quartz' work surfaces, bowl sink and insert drainer, 'Neff' double oven and induction hob, integral fridge/freezer, spaces and plumbing for washing machine and tumble dryer, two radiators, tiled flooring with under floor heating, dual aspect double glazed windows, skylight window, double doors to garden.

FIRST FLOOR LANDING Double glazed window to side elevation, carpeted, loft access.

BATHROOM 10' 9" x 7' 4" (3.28m x 2.25m) Stunning bathroom comprising freestanding roll top bath with mixer tap, shower cubicle with thermostatic mixer, pedestal mounted wash basin, close coupled WC, tiled to principal areas, obscure double glazed window to rear elevation.

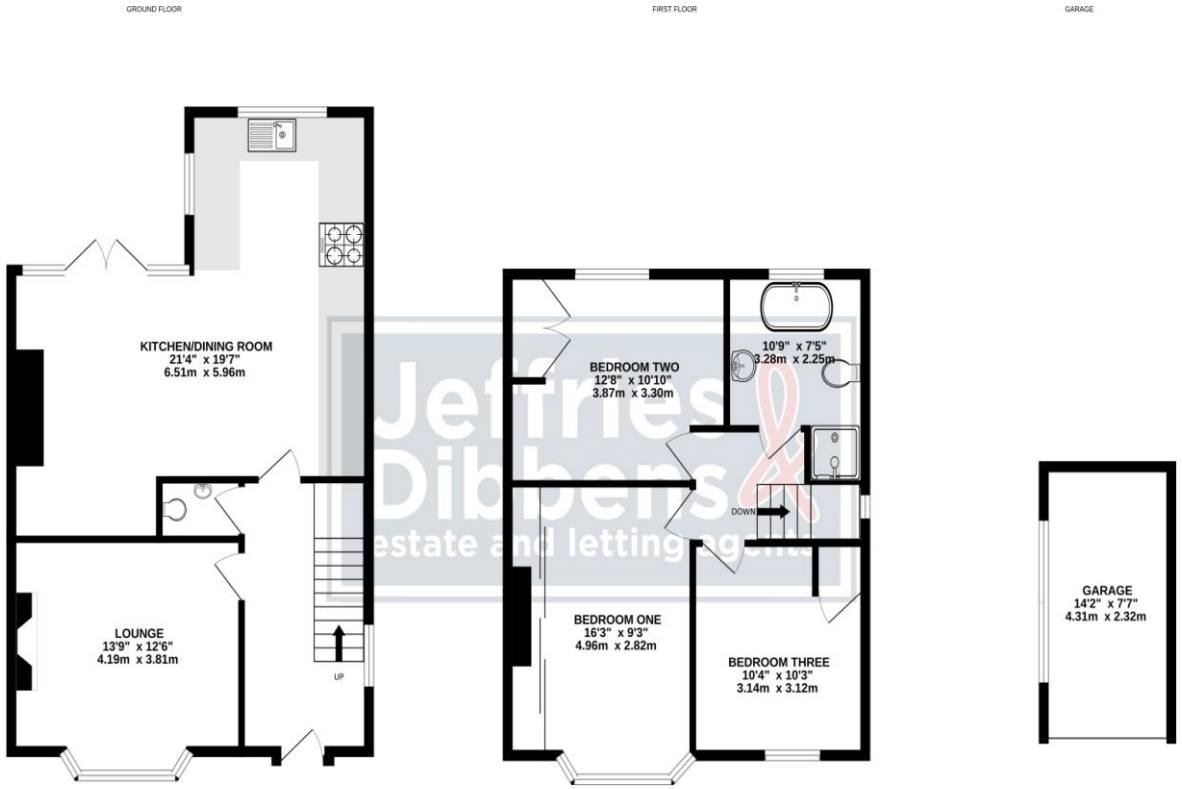
BEDROOM TWO 10' 9" x 12' 8" (3.30m x 3.87m) Double glazed window to rear elevation, carpeted, radiator, built-in wardrobes.

BEDROOM ONE 16' 3" into bay x 9' 3" (4.96m x 2.82m) Double glazed bay window with sea views, carpeted, radiator, built-in wardrobe with shelving, period feature fireplace.

BEDROOM THREE 10' 10" x 10' 2" (3.32m x 3.12m) Double glazed window to front elevation, carpeted, radiator, built-in cupboard with 'Vaillant' combination boiler.

GARDEN Mainly laid to lawn with paved seating area, raised shrub borders, outside tap, outside shower, west facing, pedestrian access to shared driveway and garage.

GARAGE 14' 1" x 7' 7" (4.31m x 2.32m) Up and over door, power and light.



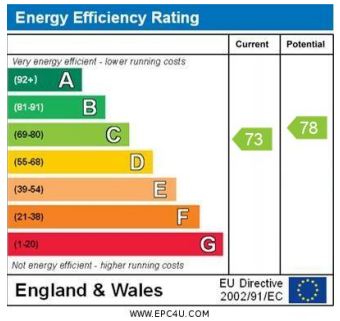
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 E

VIEWINGS
By prior appointment only



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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