



**£260,000**  
**31 Edmund Road**  
Southsea, PO4 0LL

SPACIOUS THREE BEDROOM HOME WITH NO CHAIN! An opportunity to purchase this bay and forecourt home which can be found in Edmund Road, a popular location in the heart of Southsea with the vibrant Albert Road, Canoe Lake and well-regarded schools all within close proximity. Offered with no forward chain and needing general modernisation throughout, the property provides spacious accommodation with two separate reception rooms, fitted kitchen and bathroom suite on the ground floor, and three double bedrooms occupying the first floor. Externally, there is a laid to lawn garden with paved area. Gas central heating and double glazing complete the appeal. We highly recommend an internal viewing at your earliest convenience to full appreciate this home.

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**ENTRANCE** Paved forecourt, enclosed by brick wall, double glazed front door to:-

**PORCH** Door to:-

**LOUNGE** 11' 10" into bay x 13' 1" (3.62m x 4.01m) Double glazed bay window to front elevation, radiator, exposed floorboards.

**DINING ROOM** 10' 5" x 9' 10" (3.19m x 3.02m) Double glazed window to rear elevation, laminate flooring, radiator.

**LOBBY** Stairs to first floor landing, cupboard.

**KITCHEN** 12' 2" x 9' 0" (3.72m x 2.76m) Fitted kitchen comprising a range of and base level units incorporating roll edge work surfaces, space for cooker, spaces for washing machine, tumble dryer and fridge/freezer, wall mounted boiler, tiled to principal areas and vinyl flooring, double glazed window to side elevation, double glazed door to garden.

**BATHROOM** 6' 7" x 8' 11" (2.02m x 2.72m) Panel enclosed bath with electric shower over, low level WC, pedestal mounted wash basin, radiator, tiled to principal areas, obscure double glazed window to rear elevation.

**FIRST FLOOR LANDING** Doors to all rooms, loft access.

**BEDROOM THREE** 11' 9" x 8' 11" (3.60m x 2.72m) Double glazed window to rear elevation, carpeted, radiator.

**BEDROOM TWO** 9' 3" x 10' 0" (2.82m x 3.05m) Double glazed window to rear elevation, carpeted, radiator, built-in cupboard.

**BEDROOM ONE** 9' 5" x 13' 2" (2.88m x 4.03m) Double glazed window to front elevation, radiator, built-in wardrobes.

**GARDEN** Laid to lawn with paved walkway, enclosed by brick walls and wooden fencing.



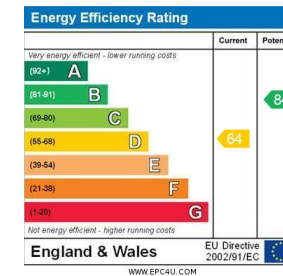
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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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