



57B Lansdowne Street
Southsea, Hampshire PO5 4BA

Asking Price £285,000

co **groves**

Sales, Rentals and Block Management

57B Lansdowne Street, Southsea, Hampshire PO5 4BA

IMMACULATELY PRESENTED 2 BEDROOM HOME WITH OFF ROAD PARKING FOR TWO CARS & OFFERED WITH NO CHAIN. We are pleased to bring to the market this 2 bedroom freehold house which has been meticulously updated by the current owner. The property must be viewed internally to fully appreciate the work which has gone into this home. Located in this convenient part of Southsea, which is just a short walk to Portsmouth City Centre, Gunwharf Quays, Southsea Seafront and an array of local amenities/transport links. The accommodation comprises 2 bedrooms, master bedroom with walk in wardrobe, open plan lounge/diner, re-fitted kitchen with appliances and newly fitted ground floor bathroom. The property is fitted with double glazing and gas central heating.

Courtyard Garden

18'1 x 8'6 (5.51m x 2.59m)

Pedestrian gate giving access to this attractive outside space which is partly covered and has lighting, walled and fenced boundaries, laid to decking, sunken bath tub, television, (optional)

Entrance Hall

Double glazed door to side, levelled flooring with vinyl, meter cupboard.

Lounge/Diner

23'4 x 10 (7.11m x 3.05m)

Beautiful room with two double glazed windows to side giving good natural daylight, bespoke media wall with television,(optional) contemporary style fire, two radiators, spotlights, fitted carpet, stairs to first floor with understairs storage cupboard. Bespoke seating with matching coffee table. (both optional)

Kitchen

10' x 8'5 (3.05m x 2.57m)

Refitted kitchen comprising comprising sink unit with drainer, range of wall and base cupboards with work surfaces over, built in oven, hob, extractor, fridge freezer, washing machine, part tiled walls, levelled flooring with vinyl, double glazed window to rear, cupboard housing Vaillant gas boiler, coved ceiling, spotlights, ladder radiator, breakfast bar with two bar stools. (optional)

Bathroom

6'2 x 6'4 (1.88m x 1.93m)

Modern fitted suite comprising bath with shower over, shower screen, wash hand basin with storage below, WC, ladder radiator, part tiled walls, levelled floor with vinyl, extractor, coved ceiling.

First Floor Landing

Hatch to loft, newly fitted carpet, doors to bedrooms.

Bedroom 1

9'10 x 9'8 (3.00m x 2.95m)

Double glazed window to side, radiator, newly fitted carpet, spotlights, walk in wardrobe/storage cupboard.

Walk in Wardrobe/Storage Cupboard

4'6 x 3'8 (1.37m x 1.12m)

Hanging rail, shelving and overhead storage

Bedroom 2

9'8 x 9'6 max measurements (2.95m x 2.90m max measurements)

Double glazed window to side, radiator, newly fitted carpet, coved ceiling, spotlights. double cabin bed with storage drawers and shelving, desk area, hanging rail.

Additional Information

Tenure - Freehold

Council Tax - Band B

The information provided about this property does not constitute or form part of an offer or contract, nor may it be

used as a representation.

All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply they have been tested.





Ground Floor
First Floor
Landsdowne Street, Southsea, PO5 4BA

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. 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

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