





£450,000
17 Havelock Road
Southsea, PO5 1RU

SPACIOUS SEMI-DETACHED HOME IN DESIRABLE SOUTHSEA LOCATION! This semi-detached Victorian residence is nestled within the Campbell Road Conservation Area (No 15.), one of Southsea's most popular locations for ever growing families. The accommodation is arranged over four principle floors, offering spacious and versatile accommodation throughout with a host of period features. A welcoming hallway sets the tone on entry, providing access to a comfortable living room, a generous kitchen/breakfast room, rear lobby with cloakroom, and a utility room, creating a flexible ground floor layout. Upstairs, the first floor hosts three double bedrooms and a dressing room, with a further bedroom and family bathroom occupying the second floor. The basement level enhances the accommodation with two additional rooms and a wet room. To the rear of the home, there is a low maintenance garden with side pedestrian access. A period property best viewed in person to appreciate its size and setting.

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FORECOURT Double glazed door to:-

HALLWAY Stairs to first floor landing, radiator, period coving and dado rail, doors to all rooms.

LOUNGE 17' 0" x 12' 11" (5.20m x 3.95m) Double glazed bay window with bespoke shutters to front elevation, period feature fireplace, solid wood flooring, radiator, period picture rail and ceiling rose, period style wooden doors to:-

KITCHEN 14' 8" x 11' 3" (4.48m x 3.45m) Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, 'Butler' sink with central tap, space for range style cooker, space for dishwasher, solid wood flooring, radiator, period picture rail, dado rail and ceiling rose, double glazed window to rear elevation.

LOBBY Double glazed door to garden, door to kitchen, door to basement.

UTILITY ROOM 11' 8" x 8' 11" (3.56m x 2.72m) Fitted kitchen comprising a range of wall and base level units incorporating 'Butler' sink with taps, space for range style cooker, space for dishwasher, tiled flooring, double glazed window to side elevation.

REAR LOBBY 7' 11" x 8' 10" (2.43m x 2.71m) Double glazed door to garden, cupboard with space and plumbing for washing machine and tumble dryer.

CLOAKROOM Low level WC, wall mounted wash basin, double glazed window to rear elevation.

BASEMENT LANDING Solid wood flooring, doors to all rooms, radiator, storage cupboard.

BASEMENT ROOM TWO 14' 5" x 10' 5" (4.41m x 3.20m) Double glazed window to rear elevation, radiator, solid wood flooring.

WET ROOM 8' 5" x 3' 6" (2.57m x 1.07m) Walk-in shower with electric shower, heated towel rail.

BASEMENT ROOM ONE 16' 3" x 12' 6" (4.97m x 3.83m) Double glazed window to front elevation, solid wood flooring.

SPLIT LEVEL LANDING Stairs to upper floor, double glazed window to side elevation.

CLOAKROOM 2' 9" x 5' 0" (0.84m x 1.53m) Low level WC, pedestal mounted wash basin, double glazed window to side elevation.

BEDROOM FOUR 11' 3" x 8' 8" (3.44m x 2.66m) Solid wood flooring, radiator, double glazed window to side elevation.

BEDROOM ONE 13' 2" x 12' 9" (4.03m x 3.90m) Double glazed window to front elevation, solid wood flooring, period feature fireplace, period ceiling rose and picture rail, radiator.

BEDROOM TWO 14' 10" x 11' 0" (4.54m x 3.36m) Double glazed window to rear elevation, solid wood flooring, radiator, period feature fireplace, built-in wardrobe.

BEDROOM FIVE 8' 9" x 5' 0" (2.68m x 1.53m) Double glazed window to front elevation, solid wood flooring, radiator.

SECOND FLOOR LANDING Doors to all rooms, stairs up to split level, cupboard with a wet room shower, double glazed window to side elevation.

BATHROOM 11' 7" x 8' 10" (3.54m x 2.71m) Panel enclosed bath with mixer shower, low level WC, pedestal mounted wash basin, radiator, cupboard, double glazed sash window to side elevation

BEDROOM THREE 11' 8" x 6' 10" (3.56m x 2.10m) Sky light window, solid wood flooring, radiator.

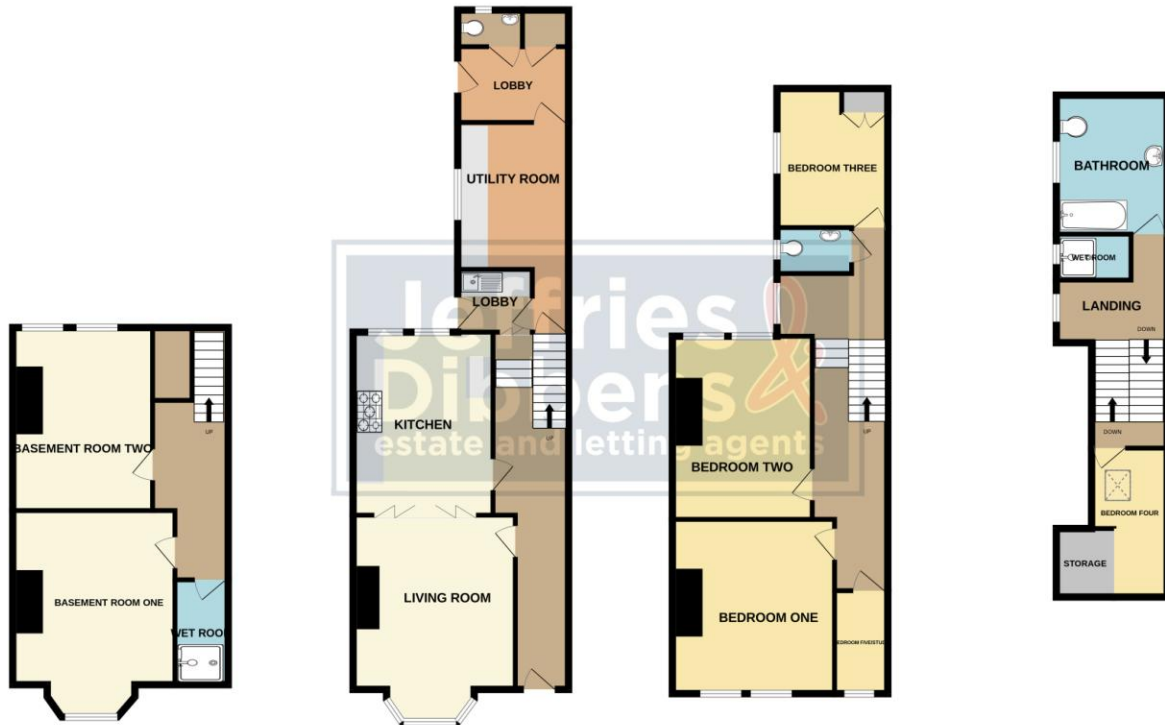
GARDEN Laid to paving with side pedestrian access, enclosed by brick walls.

BASEMENT

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E	51 E	
21-38	F		
1-20	G		

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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