

bushnell porter



Locksway Road Southsea PO4 8LF



- Entrance hall
- Ground floor wc
- Refitted front aspect kitchen
- Lounge/dining room
- Rear aspect conservatory
- Two first floor bedrooms, one with ensuite
- Family bathroom
- Top floor bedroom with ensuite
- Gas heating and double glazing
- Front and rear gardens
- Solar panels, Allocated garage

Independent Estate Agents

28 Marmion Road, Southsea, Hampshire PO5 2BA

t: 023 9283 2828 e: southsea@bushnellporter.com w: www.bushnellporter.com

Directors: Marcus Redmayne-Porter, Tim Kingsbury

Registered in England and Wales No. 3184424 Registered Office: 10-14 Andover Road, Winchester, Hampshire, SO23 7BS

Other Offices in Hampshire



A three bedroom three storey mid terrace house with two ensuite and the added benefit of an allocated garage with power and light.

ACCOMMODATION

ENTRANCE HALL via part panelled part frosted leadlight double glazed front door, wood grain panel effect doors with chrome furniture to lounge/dining room and ground floor wc, electric trip switches, stairs rising to first floor with banister, carved spindles and newel post, panelled radiator, coved and plain plastered ceiling.

GROUND FLOOR WC two piece suite comprising close coupled wc, pedestal wash hand basin with chrome monobloc mixer tap and pop-up waste, stone effect tiled splashback, panelled radiator, plain plastered ceiling with inset ceiling spotlights, frosted front aspect double glazed window.

KITCHEN 9ft (2.73m) x 8ft 5 (2.57m) front aspect room via double glazed window overlooking front paved garden area, kitchen comprising white high gloss units, one and half bowl inset sink unit with chrome monobloc swan neck mixer tap over, granite effect work surfaces with matching splashback, further tiled splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards with under and over pelmets, space for dishwasher, space for freestanding fridge/freezer, built-in electric oven with four ring gas hob and cooker hood over, stone effect ceramic floor tiles, plain plastered ceiling, cupboard housing boiler.

LOUNGE/DINING ROOM 15ft 6 (4.73m) reducing to 12ft (3.67m) x 12ft 6 (3.81m) reducing to 6ft 1 (1.85m) L-shaped rear aspect room via double glazed window leading through to conservatory with adjacent double glazed French doors leading through to conservatory, television point, telephone point, understairs storage cupboards via wood grain panel effect door with chrome furniture, coved and plain plastered ceiling, two panelled radiators.

CONSERVATORY 12ft 6 (3.82m) x 8ft 10 (2.71m) rear aspect room via double glazed windows with adjacent double glazed French doors opening out onto flagged stone paved rear garden, glass roof, space for washing machine and condensing tumble dryer and fridge and freezer with granite effect work surfaces over, wood grain effect flooring, wall light point.

FIRST FLOOR GALLERIED LANDING with banister, carved spindles and newel post, wood grain panel effect doors with chrome furniture to all rooms, coved and plain plastered ceiling, stairs rising to second floor with banister, carved spindles and newel post.

BEDROOM 1 9ft 7 (2.93m) x 9ft (2.73m) reducing to 8ft 4 (2.54m) front aspect room via double glazed window, panelled radiator, coved and plain plastered ceiling, television point, built-in triple wardrobe via wood grain panel effect doors concealing hanging rail and storage shelf space, wood grain panel effect door with chrome furniture leading through to ensuite shower room.

ENSUITE SHOWER ROOM 6ft 1 (1.86m) reducing to 5ft 3 (1.61m) x 5ft (1.52m) front aspect room via frosted double glazed window, three piece suite comprising corner shower cubicle with two tiled walls, glazed door/screen, chrome shower mixer, close coupled wc, pedestal wash hand basin with chrome monobloc mixer tap and pop-up waste, white high gloss storage cupboard below with chrome furniture, panelled radiator, tiling to all walls from floor to ceiling, matching floor tiles, extractor fan, plain plastered ceiling, strip light and shaver point.

BEDROOM 2 9ft 8 (2.96m) x 8ft 5 (2.58m) plus recess, rear aspect room via double glazed window overlooking rear garden and rear parking area, panelled radiator, coved and plain plastered ceiling, smoke detector.

FAMILY BATHROOM 6ft (1.83m) x 6ft 7 (2.02m) rear aspect room via frosted double glazed window, white three piece suite comprising tongue and grooved effect panel enclosed bath with tiled surround, decorative grey dado tiles, chrome bath/shower mixer, folding glazed screen, close coupled wc, ceramic wash hand basin with chrome monobloc mixer tap and pop-up waste, white high gloss storage cupboard below with chrome furniture, panelled radiator, tiling to all walls, strip light and shaver point, extractor fan, plain plastered ceiling.

SECOND FLOOR LANDING eaves storage cupboard, double glazed front aspect skylight window, wood grain panel effect door with chrome furniture leading through to bedroom three.

BEDROOM 3 11ft 2 (3.40m) x 7ft 10 (2.39m) reducing to 6ft (1.84m) plus recess, rear aspect room via double glazed window overlooking rear gardens, parking area and park, panelled radiator, plain plastered ceiling, built-in wardrobes via sliding doors, part restrictive head height ceiling, wood grain panel effect door with chrome furniture leading through to ensuite shower room.

ENSUITE SHOWER ROOM 5ft 4 (1.62m) x 3ft 10 (1.18m) plus shower recess, rear aspect room via frosted double glazed window, recessed shower cubicle with three tiled walls, chrome shower mixer with separate handheld shower head, principle shower head over, close coupled wc, pedestal wash hand basin with chrome monobloc mixer tap, chrome towel rail/radiator, tiling to all walls from floor to ceiling, plain plastered ceiling.

OUTSIDE to the front of the property there is a deep forecourt front garden area approximately 16ft 8 (5.09m) x 12ft 5 (3.78m) outside tap, cupboard housing electric meter and gas meter, outside courtesy light. To the rear of the property there is an enclosed flagged stone paved rear garden approximately 21ft 7 (6.59m) x 16ft 1 (4.90m) coloured stone borders, rear wooden gate leading to block paved area, block paved area leading to single garage via remote garage door, block paved parking immediately in front of garage. This property has solar panels.

NB: AGENTS NOTES an internal inspection is highly recommended to appreciate this three bedroom two ensuite three storey house with the added benefit of an allocated garage.

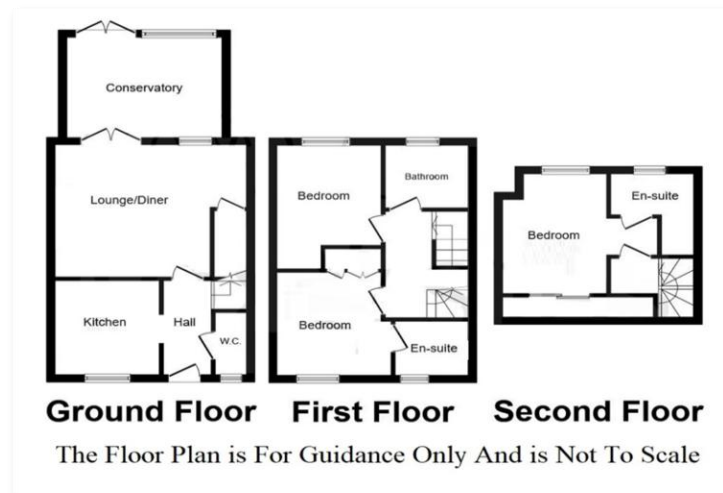
COUNCIL TAX – Portsmouth City Council – Band ‘C’ - £2,037.07 (2026/2027)

FREEHOLD

BROADBAND/MOBILE SUPPLY CHECK – online at ‘Ofcom checker’ OR via the following link -

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

SCAN QR CODE FOR DIRECT ACCESS TO ALL OUR PROPERTIES



PLEASE BE AWARE THAT UNDER THE NEW REGULATIONS ON MONEY LAUNDERING, WE NOW REQUIRE PROOF OF ID AND CURRENT ADDRESS BEFORE A SALE CAN BE AGREED AND SOLICITORS INSTRUCTED. We are obliged to inform you that we intend offering to prospective purchasers financial assistance, assurance, insurance and estate agency services together with any other special offers which may be available from time to time from which we may receive additional commission or introductory fees. The information in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. Any photographs used are reproduced for general information and it must not be inferred that any item is included for sale with the property. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property that is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyors report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale. All details, descriptions, measurements, photographs and anything produced by Bushnell Porter with regard to the marketing of the property remains their copyright at all times and must not be reproduced, copied or shared in any way shape or form.

These particulars are believed to be correct but their accuracy is not guaranteed, nor do they constitute an offer or contract.

REF: TK/SC/300424/4743



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

