

bushnell porter



Centurion Gate Southsea PO4 9TE



- Courtesy entrance porch
- Entrance hall
- Downstairs wc
- Cottage style panelled kitchen
- Lounge/dining room
- Three bedrooms
- White three piece bathroom suite
- Gas heating & double glazing
- Enclosed flagstone rear garden
- Off road parking for two cars
- Private development location



Independent Estate Agents

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Other Offices in Hampshire



A three bedroom end of terrace modern house situated at the end of a quiet cul-de-sac location with the benefit of two off road parking spaces and freshly decorated and recarpeted. First time to the market since new. No forward chain.

ACCOMMODATION

COURTESY ENTRANCE PORCH via part panelled part frosted double glazed front door with adjacent frosted double glazed windows, built-in cupboard housing space for bin and outside tap, part panelled part frosted etched double glazed front door leading to entrance hall.

ENTRANCE HALL stairs rising to first floor with banister and spindles, wood laminate flooring throughout entrance hall and leading through into lounge/dining room, Georgian style wood grain panel effect doors with brass effect furniture to all rooms, double panelled radiator, coved and plain plastered ceiling, electric trip switches, central heating room thermostat.

DOWNSTAIRS WC white two piece suite comprising close coupled w.c., white corner wash hand basin with chrome taps, white tiled surround and decorative dado tile, single panelled radiator, vinyl flooring, plain plastered ceiling, extractor fan.

KITCHEN 8ft 6 (2.59m) x 8ft 5 (2.58m) front aspect via double glazed window, cottage style wood grain panel effect units with wooden furniture, kitchen comprising one and half bowl stainless steel inset sink unit with chrome monobloc mixer tap over, granite effect roll edge work surfaces with tiled splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards with under and over pelmets, under pelmet lighting, integrated fridge/freezer, space for washing machine, space for range cooker with brushed steel splashback and brushed steel cooker hood over, vinyl flooring, plain plastered ceiling, wall mounted boiler concealed in storage cupboard.

LOUNGE/DINING ROOM 15ft 5 (4.69m) x 16ft 2 (4.94m) dual rear aspect room via double glazed window overlooking flagstone paved rear garden with adjacent double glazed French doors opening out onto flagstone paved rear garden, one single one double panelled radiator, television point, telephone point, understairs storage cupboard via Georgian style wood grain panel effect door with brass effect furniture, coved and plain plastered ceiling.

FIRST FLOOR GALLERIED LANDING with banister and carved spindles, access to loft space, plain plastered ceiling, Georgian style wood grain panel effect doors with brass effect furniture to all rooms, built-in airing cupboard with lagged cylinder and storage shelves.

BEDROOM 1 12ft 4 (3.76m) x 8ft 6 (2.60m) front aspect room via double glazed windows overlooking front garden and parking area, single panelled radiator, built-in double wardrobe via wood grain panel effect Georgian style doors with brass effect furniture concealing hanging rail and storage shelf space, plain plastered ceiling, television point.

BEDROOM 2 11ft 8 (3.56m) x 8ft 6 (2.60m) rear aspect room via double glazed French doors opening out onto Juliet balcony overlooking flagstone paved rear garden, plain plastered ceiling, radiator.

BEDROOM 3 11ft 3 (3.43m) reducing to 8ft 8 (2.64m) x 7ft 4 (2.24m) front aspect room via double glazed window, single panelled radiator, built-in bulkhead storage cupboard, plain plastered ceiling.

BATHROOM 7ft 5 (2.26m) x 6ft 2 (1.89m) white three piece suite comprising panel enclosed bath with tiled surround, chrome bath/shower mixer over, glazed screen, close coupled w.c., pedestal wash hand basin with chrome taps and tiled splashback, tiling to all walls to dado level, single panelled radiator, vinyl flooring, plain plastered ceiling, extractor fan, strip light and shaver point.

OUTSIDE to the front of the property there is block paved off road parking area for two cars, paved path leading to front door, shingle flower borders with mature flowers and shrubs, central palm set into shingle area, side pathway leading to side wooden gate and rear garden. To the rear of the property there is an enclosed garden approximately 32ft 9 (10m) x 20ft 6 (6.25m) max. reducing to 17ft 9 (5.41m) enclosed flagstone paved patio garden with central circular paved patio area, further rear circular paved patio area with veranda, shingle flower borders with mature trees and shrubs, raised water feature, outside courtesy light, side paved pathway leading to front of property.

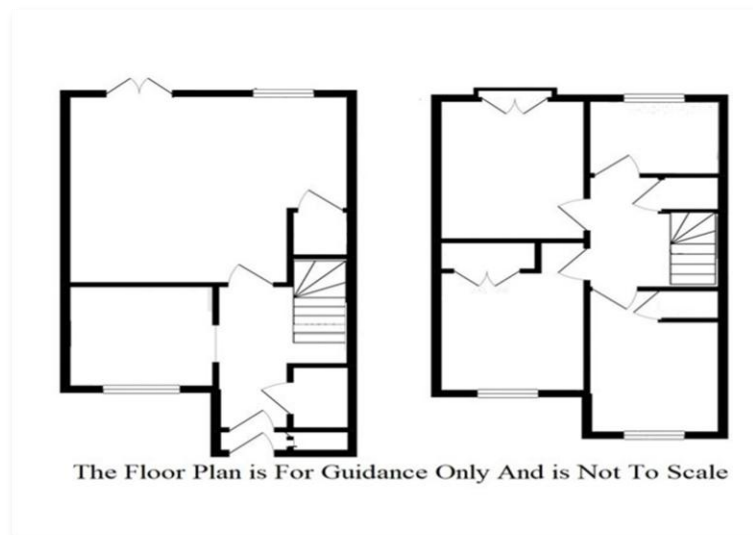
NB: AGENTS NOTES this three bedroom two storey end of terrace family home is situated in an off road cul-de-sac location approximately 400 yards from Eastney Seafront. This property was bought from new in 2000 by the current vendor.

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



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REF: TK/SC/270826/4876



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

