



31A Granada Road
Southsea, PO4 0RD

Asking Price £625,000

co  **groves**

Sales, Rentals and Block Management

31A Granada Road, Southsea, PO4 0RD

BRIGHT & AIRY 3 BEDROOM FAMILY HOME WITH DRIVEWAY, GARAGE AND LOCATED MOMENTS FROM SEAFRONT & CANOE LAKE. Accommodation comprises 3 double bedrooms, large lounge with bay window and wood burner, dining room, fitted kitchen with appliances, conservatory, entrance porch, ground floor cloakroom, first floor bathroom and en suite shower room. The property is fitted with double glazing gas central heating and enclosed rear garden with side pedestrian access. Conveniently located close to seafront and Canoe Lake and just a short walk to Albert Road & Palmerston Road, both of which offer shops, supermarkets, cafes, bars, restaurants and bus routes.

Entrance Porch

6'9 x 3'5 (2.06m x 1.04m)

Double glazed double doors leading to porch, coat hooks, tiled flooring, glazed door leading to:

Entrance Hall

12'2 x 6'9 (3.71m x 2.06m)

Double glazed window to side offering great natural daylight, stripped floorboards, radiator, stairs to first floor with understairs storage cupboard housing meters.

Lounge

20'5 into bay x 13'7 (6.22m into bay x 4.14m)

Large southerly facing double glazed bay window to front providing plenty of light to this attractive room, wood burner, two radiators, opening to:

Dining Room

9'9 x 9'8 (2.97m x 2.95m)

Double glazed doors leading to conservatory, door to kitchen, radiator, coved ceiling.

Kitchen

9'9 x 10'6 (2.97m x 3.20m)

Single drainer stainless steel sink unit with range of wall and base cupboards, drawers, pull out panty style cupboard, corner cupboards with pull out racks, integrated fridge freezer, oven hob, extractor, combination microwave/grill, dishwasher, washing machine, wine fridge, laminate flooring, coved ceiling, double glazed windows to side and rear.

Conservatory

14'4 x 7'9 (4.37m x 2.36m)

Double glazed windows to rear and side, double glazed doors to garden, tiled flooring, radiator.

Cloakroom

5' x 3'1 (1.52m x 0.94m)

Recently replaced suite comprising WC, wash hand basin with storage below, ladder radiator, vinyl flooring, double glazed window to side.

First Floor Landing

Large double glazed window to side offering plenty of natural daylight, hatch to loft, cupboard housing boiler.

Bedroom 1

14'4 x 10'8 (4.37m x 3.25m)

Double glazed window to front, range of fitted wardrobes, coved ceiling, radiator.

En-Suite Shower Room

10'4 x 2'8 (3.15m x 0.81m)

Shower cubicle, wash hand basin, WC, vinyl flooring, part tiled walls, coved ceiling, ladder radiator.

Bedroom 2

13'3 x 9'10 (4.04m x 3.00m)

Double glazed window to rear, coved ceiling, radiator.

Bedroom 3

10'6 x 9'9 (3.20m x 2.97m)

Double glazed window to rear, spotlights.

Bathroom

7'10 x 6'10 (2.39m x 2.08m)

Suite comprising corner bath with electric Mira shower over, WC, his and hers wash hand basins with cupboards below, part tiled walls, spotlights, ladder radiator, double glazed window to front, tiled flooring.

Driveway

Block paved driveway to front with off road parking for two cars, southerly facing front garden, shrub borders.

Garden

Enclosed rear garden with walled and fenced boundaries, laid to patio, pond, power point, outside tap, side pedestrian access door to:

Garage

16'7 x 8'8 (5.05m x 2.64m)

Up and over door, light and power.

Additional Information

Tenure - Freehold

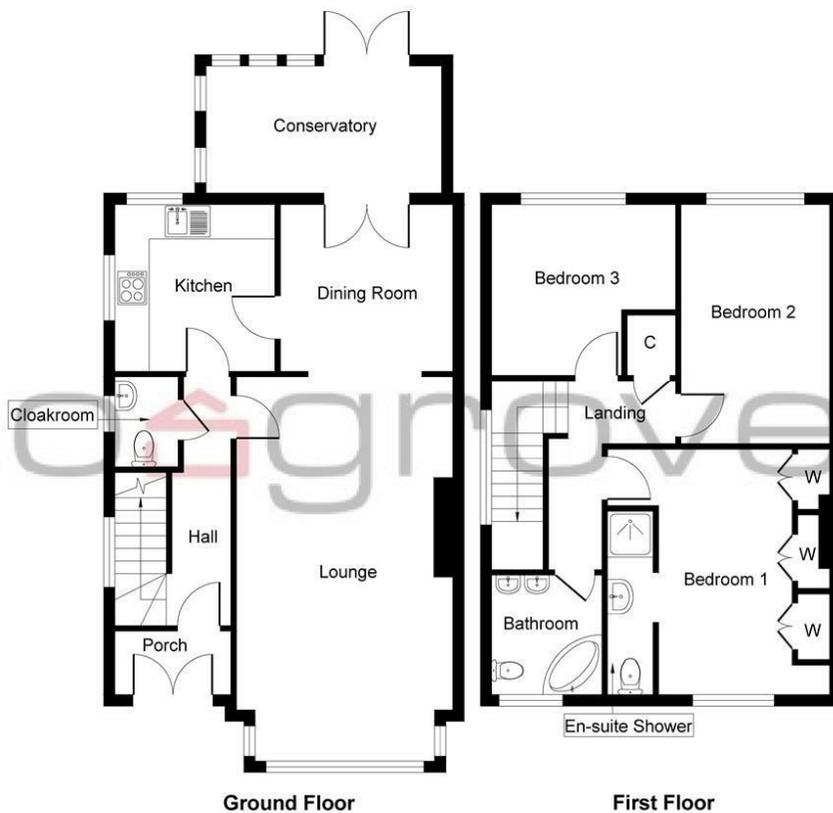
Council Tax - Band D

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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.

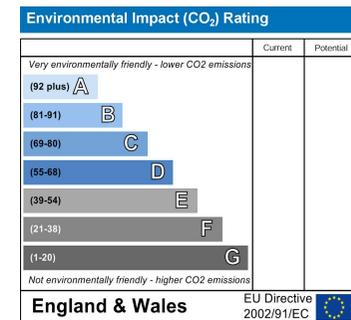
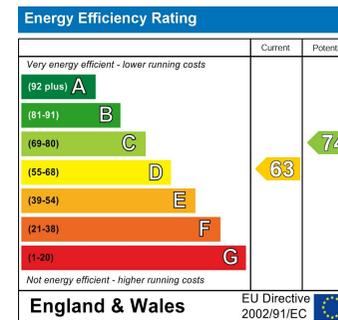
Reference to appliances and/or services does not imply they have been tested.





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cosgroves

Sales, Rentals and Block Management

49-51 Osborne Road
Southsea
Hampshire
PO5 3LS

Tel: 02392 827827
Email: info@cosgroves.co.uk
www.cosgroves.co.uk

