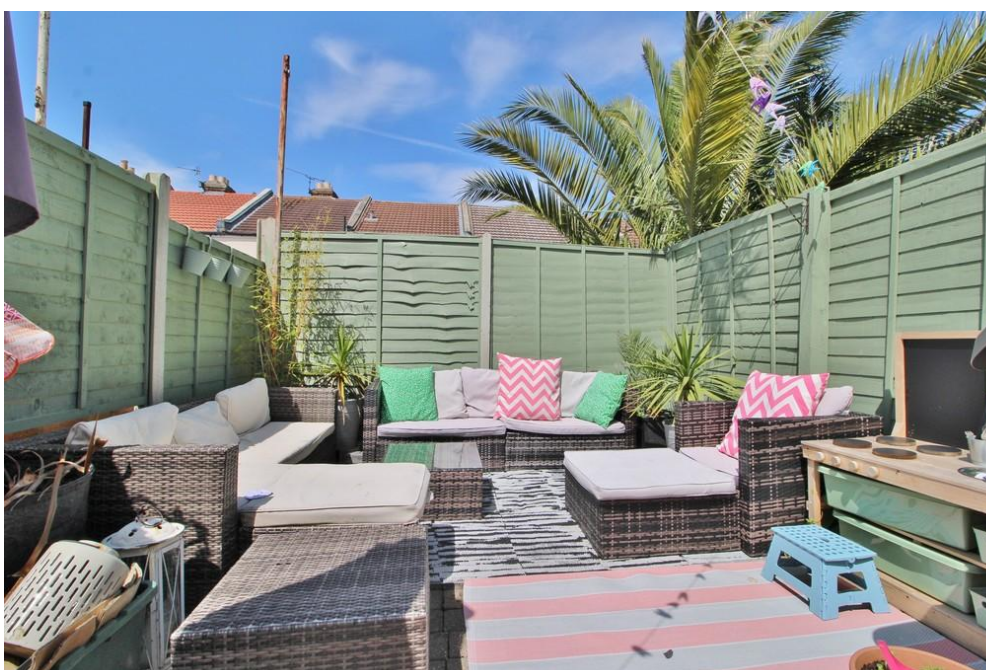




£265,000
100 Methuen Road
Southsea, PO4 9HH

EXTENDED TWO-BEDROOM HOME WITH AN UPSTAIRS BATHROOM & LOFT ROOM! A lovely example of a well-presented and extended two-bedroom home, situated on the popular Methuen Road in Southsea. Ideally located just a short walk from Bransbury Park, Southsea seafront, and the amenities along Highland Road. The ground floor provides the main living accommodation, comprising two separate reception rooms and an extended contemporary kitchen/breakfast room. The first floor offers two well-proportioned bedrooms and a spacious modern four-piece family bathroom. A particular feature of the property is the addition of a loft room, measuring 18ft, complete with a skylight window and useful eaves storage. To the rear, you will find a fully enclosed paved garden, providing a low-maintenance outdoor space. Further benefits include double glazing throughout and gas central heating, supplied by a combination boiler (installed April 2026). Viewing is highly recommended at your earliest convenience.





ENTRANCE Composite front door to:-

LOUNGE 10' 9" x 9' 4" (3.30m x 2.87m) Double glazed sash window to front elevation, radiator, stairs to first floor landing with carpet runner, laminate flooring, period coving, door to:-

DINING ROOM 12' 8" x 12' 0" (3.87m x 3.66m) Double glazed window to rear elevation, laminate flooring, radiator, under stair storage cupboard, opening to:-

KITCHEN/BREAKFAST ROOM 19' 4" x 7' 11" (5.90m x 2.43m) Modern fitted kitchen comprising a range of wall and base level units incorporating square edge work surfaces, one and a half bowl sink and drainer unit, integral dishwasher, built-in oven with hob over, extractor hood, space for fridge/freezer, space and plumbing for washing machine, cupboard housing wall mounted combination boiler (installed April 2026), tiled to principal areas and luxury vinyl flooring, double glazed windows to side and rear elevation, double glazed door to garden.

FIRST FLOOR LANDING Stairs to loft room, laminate flooring and carpeted flooring, doors to both bedrooms and bathroom.

BEDROOM ONE 10' 9" x 9' 7" (3.30m x 2.94m) Double glazed window to rear elevation, radiator, built-in storage cupboard, laminate flooring.

BEDROOM TWO 7' 6" x 12' 7" (2.31m x 3.85m) Double glazed sash window to front elevation, radiator, built-in storage cupboard plus additional storage space under stairs, laminate flooring.

BATHROOM 10' 10" x 8' 1" (3.31m x 2.48m) Modern fitted four piece bathroom suite comprising roll top bath, low level WC, pedestal mounted wash basin, shower cubicle with thermostatic shower unit, heated towel rail, radiator, vinyl flooring, fitted mirror, extractor fan, feature brick wall and built-in cupboard, double glazed window to rear elevation.

LOFT ROOM 18' 4" x 10' 5" (5.59m x 3.19m) Obscure double glazed window to rear elevation, double glazed skylight window to front elevation, radiator, laminate flooring, eaves storage cupboard, wall mounted TV socket.

GARDEN Laid to block paving with shrub border, outside tap and power, enclosed by brick walls and wooden fencing.



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 B

VIEWINGS
By prior appointment only

EPC Graph to follow

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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