

bushnell porter



Alverstone Road Southsea PO4 8RP



- Entrance hall
- Front aspect lounge with bay window
- Rear aspect dining room
- Side aspect Grey kitchen
- White three piece downstairs bathroom suite
- Two bedrooms
- Gas heating and double glazing
- Enclosed westerly facing rear garden
- Single garage via rear service road
- No forward chain
- Currently operating as serviced accommodation



Independent Estate Agents

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Other Offices in Hampshire



A two bedroom two reception room mid terrace single bay and forecourt property with westerly facing rear garden having the benefit of an east/west orientation and access from the rear to a single garage in the garden. The property is currently operating as serviced accommodation.

ENTRANCE HALL via part panelled part frosted etched leadlight effect double glazed front door with double glazed fanlight over, double panelled radiator, stairs rising to first floor, period skirting boards, picture rail, ceiling coving and decorative plaster arch, eyelevel electrical trip switches and electric meter, wood grain effect flooring, period style panelled doors to lounge and dining room.

LOUNGE 11ft 4 (3.46m) x 11ft (3.35m) plus easterly facing front aspect double glazed bay window, central chimney breast with display recess and floating oak mantel, slate hearth, television point, double panelled radiator, period skirting boards, ceiling coving.

DINING ROOM 14ft 1 (4.31m) x 10ft 4 (3.15m) westerly facing rear aspect room via double glazed window overlooking side storage area, double panelled radiator, central chimney breast with display recess and floating oak mantel, slate hearth, wood grain effect flooring, coved and plain plastered ceiling, understairs storage cupboard with shelving, gas meter, dining room opening out onto kitchen.

KITCHEN 11ft (3.33m) x 9ft 1 (2.77m) refitted kitchen with Grey units with brushed steel furniture, kitchen comprising single bowl, single drainer stainless steel inset sink unit with chrome monobloc swan neck mixer tap over, wood effect roll edge work surfaces with white tiled splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards with under and over pelmet, built-in brushed steel electric oven with four ring electric hob with tiled splashback and brushed steel cooker hood over, space for freestanding fridge/freezer, space for washing machine, space for slimline dishwasher, feature vertical radiator, wall mounted boiler, wood grain effect flooring throughout kitchen area leading through to dining area, coved and plain plastered ceiling with inset ceiling spotlights, mains powered smoke detector, door frame leading through to rear lobby.

REAR LOBBY double glazed door leading to rear garden, door to bathroom, door to storage cupboard with shelving.

BATHROOM 8ft 9 (2.67m) x 5ft (1.53m) rear aspect room via frosted double glazed window, white three piece refitted suite comprising deep rectangular panel enclosed bath with chrome bath mixer, chrome separate shower mixer over with separate handheld shower head and principle sun flower shower head, glazed screen, close coupled w.c, pedestal wash hand basin with chrome taps and pop-up waste, stone effect tiling to all walls from floor to ceiling, wood grain effect flooring, chrome towel rail/radiator, plain plastered ceiling with inset ceiling spotlights, extractor fan.

FIRST FLOOR LANDING access to roof space, natural wood panelled doors to bedroom one and two.

BEDROOM 1 14ft 1 (4.30m) x 11ft 3 (3.44m) plus recess, easterly facing front aspect room via double glazed window, double panelled radiator, plain plastered ceiling.

BEDROOM 2 14ft 1 (4.29m) x 10ft 5 (3.18m) plus recess, westerly facing rear aspect room via double glazed window overlooking rear garden and towards Fratton Park, double panelled radiator, plain plastered ceiling.

OUTSIDE to the front of the property there is a forecourt approach, to the rear of the property there is an enclosed paved rear garden, rear wooden gate, garage, rear service road. **SINGLE GARAGE** 15ft 7 (4.75m) x 9ft 7 (2.92m) metal up and over door, single glazed window, wooden door leading to garden.

N.B. AGENTS NOTES: The vendors have advised us during 2022/2023 a program of improvements were undertaken at the property to include new double glazing, new kitchen, new bathroom suite, full re-plastering and exterior re-decoration.

PARKING PERMIT ZONE - GB- Annual Fees apply, for current rates see Portsmouth City Council link - <https://www.portsmouth.gov.uk/services/parking-roads-and-travel/parking/resident-parking-permits/>

COUNCIL TAX – Portsmouth City Council – Band (Currently deleted) - £TBC (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



The Floor Plan is For Guidance Only And is Not To Scale

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

