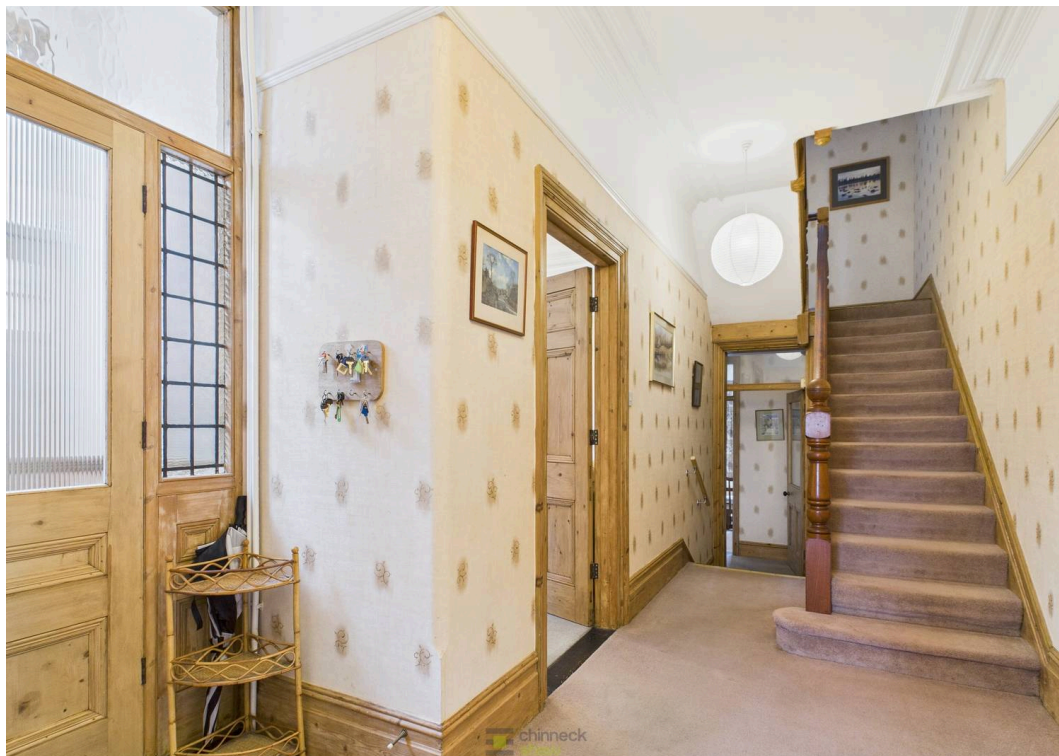




27 Brading Avenue, Southsea
Southsea

£800,000





27 Brading Avenue

Southsea

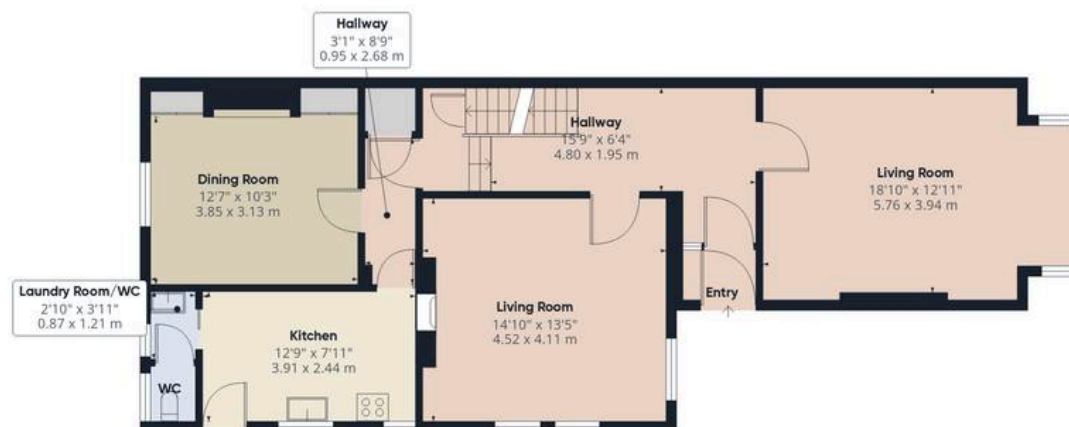
Welcome to this impressive five-bedroom semi-detached home, ideally located just minutes from the seafront in one of the area's most sought-after coastal locations. Rich in character, the property showcases original features including decorative cornicing and elegant fireplaces, adding warmth and charm throughout. Three generous reception rooms provide excellent flexibility for family living, entertaining, or home working, while the kitchen offers ample space for everyday life and social gatherings. Upstairs, five well-proportioned bedrooms accommodate families, guests, or additional office space. A downstairs WC adds convenience, and the spacious cellar offers superb storage or potential for a gym or hobby room. Externally, the property benefits from a driveway for two large vehicles, a garage, and a desirable west-facing aspect that fills the home with natural light. Blending period charm with versatile living, this coastal home is ideal for those seeking space, character, and location.

Material Information • Tenure: Freehold • Council Tax: Band g • Electricity: Mains Supply • Heating: Gas • Water Supply: Mains Supply • Sewage: Mains Supply • Broadband: Standard, Superfast and Ultrafast Fibre are all available in this area • Parking: Garage & Driveway • Mobile: Ofcom official website checker states that EE, Vodafone, O2 and Three available in the area • Flood Risk: Low Risk





Floor -1 Building 1



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2490 ft²

231.4 m²

Reduced headroom

10 ft²

1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Chinneck Shaw

Bridge House, Milton Road, Portsmouth – PO3 6AN

023 9282 6731

hello@chinneckshaw.co.uk

www.chinneckshaw.co.uk/

Chinneck Shaw, Bridge House, Milton Road, PO3 6AN Consumer Protection from Unfair Trading Regulations 2008: These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.