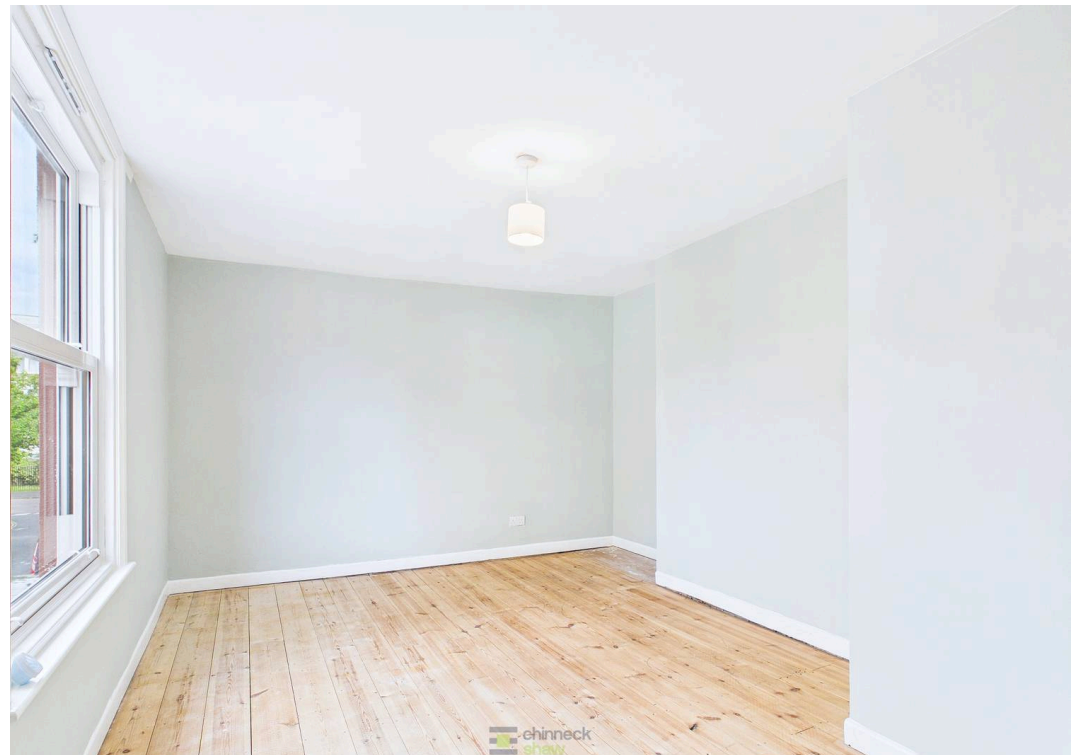
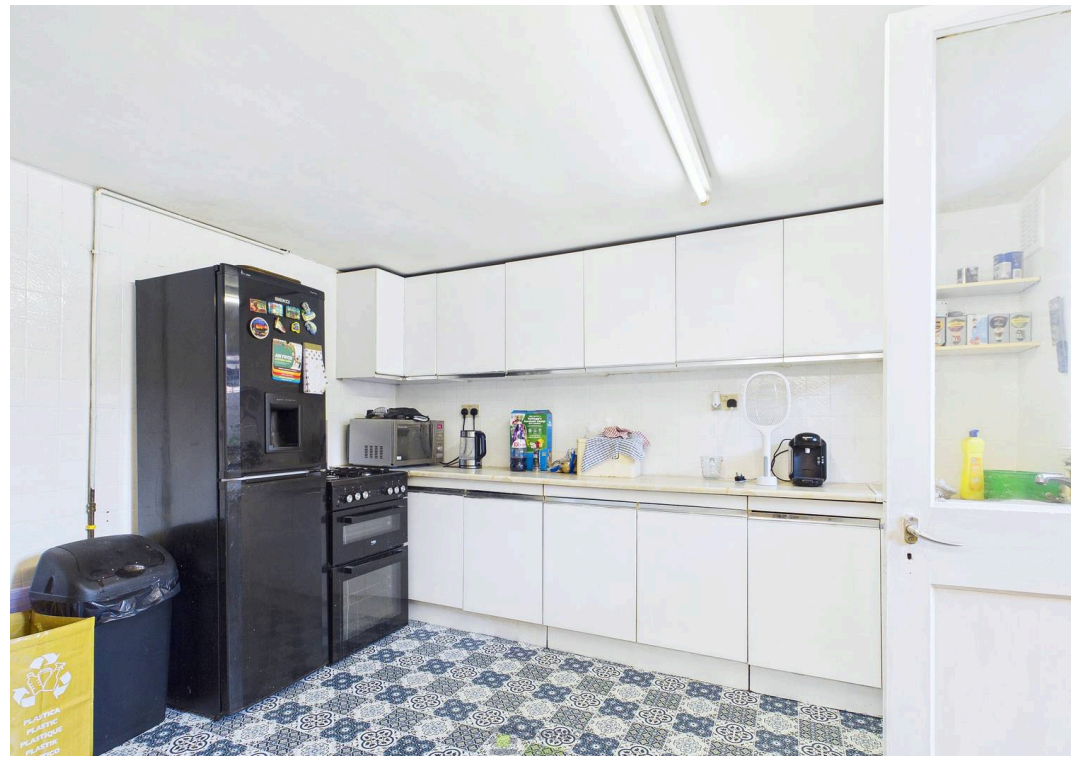




40 Brougham Road, Southsea

Offers in Region of £340,000

 chinneckshaw



40 Brougham Road

Southsea

Set within a conservation area, this charming Grade II listed three-bedroom terraced house offers character, flexibility and exciting potential. Ideal for families, professional couples or first-time buyers, it combines period appeal with a practical layout.

The entrance leads down to a spacious reception room, open-plan kitchen/diner and garden room, creating welcoming spaces for everyday living and entertaining. Natural light enhances the warm, inviting feel throughout. Accommodation includes a living room and third bedroom on the ground floor, with two further well-proportioned bedrooms and a family shower room on the first floor. The bedrooms offer excellent versatility for restful retreats, home working or creative use.

Outside, the private south-facing garden is designed for low-maintenance enjoyment, perfect for relaxing, summer gatherings or potted planting. Although ready for updating, the property provides a superb canvas for modernisation, with a thoughtful flow, useful storage and comfortable proportions and with local amenities, parks and transport links within easy reach.

Material Information • Tenure: Freehold • Council Tax: Band D • 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: Permit • Mobile: Ofcom official website checker states that EE, Vodafone, O2 and Three available in the area • Flood Risk: Low Risk





Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

1097 ft²

101.9 m²

Reduced headroom

15 ft²

1.4 m²

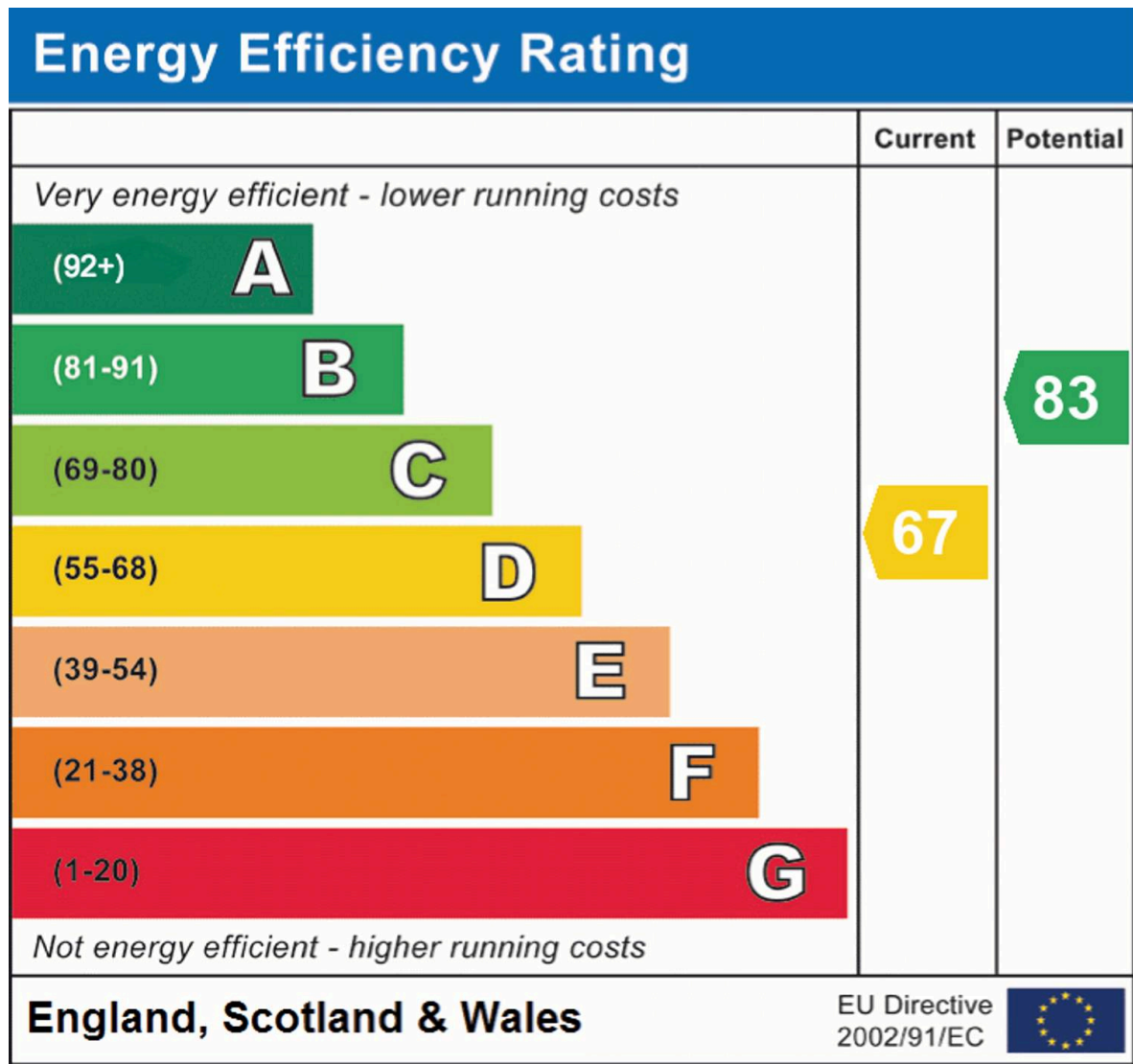
(1) Excluding balconies and terraces

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



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