

Warren Avenue

Southsea, PO4 8PU

Offers In Excess Of

**£325,000**

Beautifully presented three double bedroom mid-terrace home retaining original features including fireplaces, ceiling roses and picture rails. Bay-fronted lounge and main bedroom, spacious kitchen/breakfast room, wet room, brand new neutral carpets, forecourt with original tiles and enclosed rear garden.



# Property Features

- EXTENDED FAMILY HOME
- THREE DOUBLE BEDROOMS
- KITCHEN/BREAKFAST ROOM
- DINING/FAMILY ROOM
- MANY ORIGINAL FEATURES
- DOWNSTAIRS CLOAKROOM
- GAS CENTRAL HEATING
- GREAT TRANSPORT LINKS
- END OF CHAIN
- VIEWING ADVISED

## OVERVIEW

Warren Avenue is situated in a well-established residential area of Portsmouth, offering an excellent balance of everyday convenience and coastal living. The neighbourhood is popular with families and professionals alike, with a mix of traditional and modern homes and a strong community feel.

The property is within easy reach of Southsea, known for its vibrant independent shops, cafés and restaurants, as well as its attractive seafront. Residents can enjoy scenic walks along the Southsea coastline and around Southsea Common, providing open green space, sea views and year-round outdoor recreation just minutes away.

For commuters, Fratton railway station is close by, offering regular services across the South Coast and to London. Road links provide straightforward access in and out of the city, while frequent bus routes connect to the city centre and surrounding districts.

Everyday amenities are well catered for, with local shops, cafés and schools within walking distance, and larger retail options at Ocean Retail Park. For waterside dining, leisure and designer shopping, Gunwharf Quays is only a short drive away.

Overall, the area offers the convenience of city living combined with the lifestyle benefits of being moments from the coast making it an appealing and well connected location to call home.

## PROPERTY DESCRIPTION

This beautifully presented three double bedroom mid-terrace home offers exceptionally well-proportioned accommodation throughout and is ready to move straight into.

The property retains a wealth of original features, adding character and charm, while being tastefully decorated in warm neutral tones. The majority of the rooms benefit from brand new neutral carpeting, enhancing the fresh and inviting feel, while many original details have been carefully preserved, including ceiling roses, picture rails and feature fireplaces.

The ground floor comprises a spacious and elegant bay-fronted lounge, filled with natural light and showcasing period detailing, including a retained feature fireplace and decorative ceiling rose. A convenient downstairs cloakroom adds practicality, while the generous dining/family room provides excellent space for entertaining or everyday family living and also retains its original feature fireplace. To the rear, a large modern kitchen/breakfast room offers superb proportions for cooking and dining, with French doors opening directly onto the garden.



Upstairs, the property continues to impress with three great sized double bedrooms, all retaining their feature fireplaces, creating charming focal points. The main bedroom benefits from a beautiful bay window, further enhancing the sense of space and light. A spacious wet room serves the first floor, arranged with a walk-in shower area and complemented by a built-in storage cupboard, offering practical and functional space to suit everyday needs.

Externally, the home enjoys an attractive forecourt to the front with original tiled detailing, adding to its kerb appeal. The enclosed rear garden provides a pleasant outdoor retreat and includes both a storage shed and a summer house, offering versatile additional space for hobbies, storage or relaxation.

Combining generous room sizes, character features and modern convenience, this substantial home offers a rare opportunity to acquire a beautifully presented property that is truly ready for immediate occupation.

### ROOM MEASUREMENTS

HALLWAY - 5' 1" x 12' 5" (1.55m x 3.78m)

LOUNGE - 12' 4" x 11' 4" (3.76m x 3.45m)

CLOAKROOM - 4' 1" x 4' 4" (1.24m x 1.32m)

DINING/FAMILY ROOM - 18' 0" x 13' 3" (5.49m x 4.04m)

KITCHEN/BREAKFAST ROOM - 17' 7" x 12' 7" (5.36m x 3.84m)

LANDING - 6' 1" x 6' 1" (1.85m x 1.85m)

MAIN BEDROOM - 11' 5" x 8' 10" (3.48m x 2.69m)

BEDROOM TWO - 13' 4" x 7' 4" (4.06m x 2.24m)

BEDROOM THREE - 10' 4" x 8' 9" (3.15m x 2.67m)

FAMILY BATHROOM - 7' 8" x 5' 7" (2.34m x 1.7m)



## MATERIAL INFORMATION

- Price (£) - OIEO £325,000
- Tenure – Freehold
- Council tax band (England, Wales and Scotland) - Band C, Portsmouth Council
- 100% of the ownership of the property being sold
- Mains Water Supply
- Mains Electricity
- Heating - Gas Central Heating
- Broadband - Fibre available
- Parking- On Road
- Construction- Brick and block
- Mobile Signal/Coverage- ADSL Fibre Checker (openreach.com)
- Flooding – Refer to (GOV.UK (check-long-term-flood-risk.service.gov.uk)

Stamp Duty Land Tax

Land Registration Fees

Solicitors Fees and Disbursements

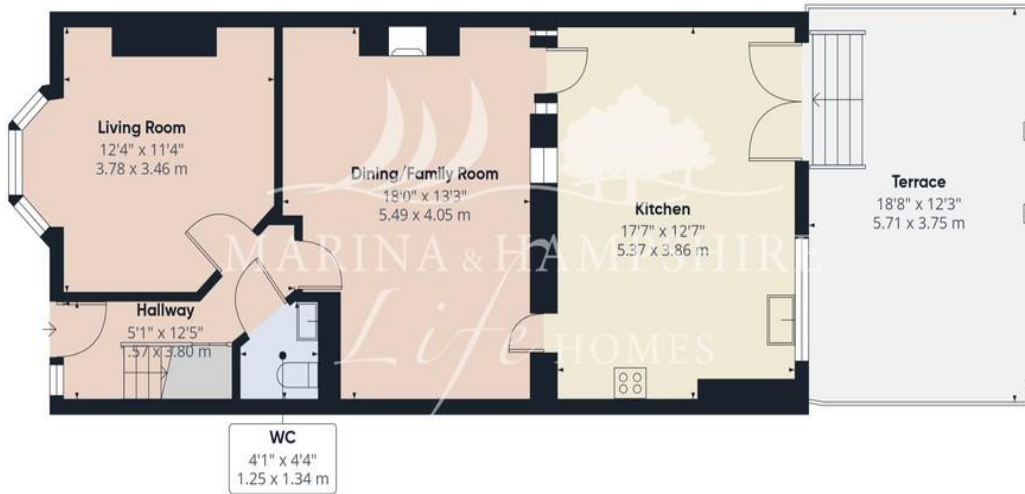
We strongly recommend you calculate the total costs of your property purchase to be sure of affordability.

## VIEWING BY APPOINTMENT THROUGH HAMPSHIRE LIFE HOMES ONLY

All measurements quoted are approximate and are for general guidance only. The fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. These particulars are believed to be correct, but their accuracy is not guaranteed and therefore they do not constitute an offer or contract.







Floor 0



Floor 1



Approximate total area<sup>99</sup>

1057 ft<sup>2</sup>  
98.2 m<sup>2</sup>

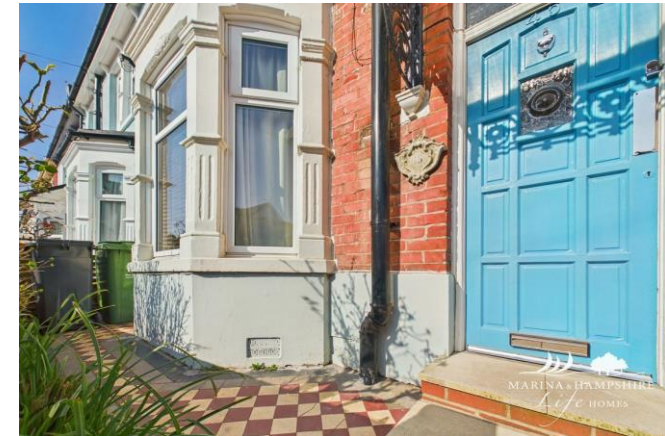
Balconies and terraces

228 ft<sup>2</sup>  
21.2 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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