

bushnell porter



Ashburton Road Southsea PO5 3JS



- Courtesy entrance porch
- Entrance hall
- Front aspect lounge with bay window
- Rear aspect dining room
- Cream high gloss kitchen
- Ground floor WC
- Three bedrooms
- First floor shower room
- Gas central heating and double glazing
- Paved front and rear garden
- Single garage via shared driveway
- No forward chain



Independent Estate Agents

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A 1950's three bedroom semi-detached house situated in central Southsea with shared driveway leading to single garage and rear garden. The property is being sold with no forward chain.

ACCOMMODATION

COURTESY ENTRANCE PORCH via double glazed French doors, courtesy light, part panelled part frosted leadlight single glazed front door with adjacent matching windows leading to entrance hall.

ENTRANCE HALL stairs rising to first floor with banister, carved spindles, understairs storage space, panelled radiator, central heating room thermostat, door frames leading through to lounge and dining room.

DINING ROOM 13ft (3.96m) x 11ft 1 (3.38m) rear aspect room via bi-fold louvered doors leading through to lean to, built-in storage cupboard, wall light point, panelled radiator, borrowed light from lounge, lift going through the ceiling to the first floor bedroom.

LOUNGE 12ft 7 (3.83m) x 11ft 3 (3.44m) plus westerly facing front aspect double glazed bay window with built-in plantation shutters, central chimney breast, panelled radiator.

KITCHEN 11ft 1 (3.39m) x 7ft 10 (2.40m) dual side and rear aspect room, to the side double glazed window, to the rear double glazed window overlooking rear garden, opening leading through to lean to. Kitchen comprising cream high gloss units with chrome furniture, one and half bowl stainless steel inset sink unit with chrome monobloc mixer tap over with water softener tap, granite effect roll edge work surfaces with tiled splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards with under and over pelmet, under pelmet lighting, cupboard housing boiler, brushed steel electric oven and grill with four ring electric hob and integrated cooker hood over, integrated dishwasher, space for fridge, space for freezer, space for washing machine, understairs storage area, kitchen leading through to lean to.

LEAN-TO with double glazed rear aspect French doors with adjacent double glazed windows, panelled radiator, double glazed polycarbonate roof, sliding panel effect door leading through to ground floor wc.

GROUND FLOOR WC comprising close coupled suite, wall mounted wash hand basin with chrome taps, panelled radiator, frosted double glazed windows.

FIRST FLOOR LANDING access to roof space, built-in storage cupboard with shelving.

BEDROOM 1 11ft 10 (3.62m) x 9ft 8 (2.95m) (measurements taken to built-in wardrobes) plus front aspect westerly facing double glazed bay window with built-in plantation shutters, natural wood exposed varnished floorboards, space for radiator, built-in wardrobes via wood grain effect doors with brushed steel furniture concealing hanging rail and storage shelves, built-in dressing table unit with storage drawer, blanket cupboards over.

BEDROOM 2 12ft 4 (3.77m) x 8ft 6 (2.59m) (measurements taken to built-in wardrobes) easterly facing rear aspect room via double glazed windows with built-in plantation shutters, wardrobes concealing hanging rail and storage shelf space, adjacent lift going down to the dining room, natural wood floorboards, panelled radiator.

BEDROOM 3 9ft 3 (2.84m) x 7ft 6 (2.30m) westerly facing front aspect room via double glazed window with built-in plantation shutters.

SHOWER ROOM 8ft 8 (2.65m) x 6ft (1.84m) rear aspect room via frosted double glazed window, walk-in shower cubicle with three splashback walls, glazed screen, chrome shower mixer, ceramic wash hand basin with chrome monobloc mixer tap and pop-up waste, white high gloss storage cupboard below, adjacent close coupled wc with concealed cistern, work surface over, tiled flooring, chrome towel rail/radiator, extractor fan, inset ceiling spotlights.

OUTSIDE to the front of the property there is a paved front garden area with flagstone paving, flower borders, wooden gate, to the side of the property there is a shared driveway leading through to the rear garden currently fenced off, however the fence could be removed to reinstate the access to single garage. To the rear of the property there is an enclosed flagstone paved rear garden with flower borders and mature trees and shrubs, outside tap, metal up and over door leading to garage.

GARAGE 17ft (5.15m) reducing to 7ft 1 (2.16m) x 20ft 3 (6.18m) reducing to 9ft (2.73m) (measurements approximate due to L-shaped irregular shape of garage, wooden door leading to garden, single glazed window.

NB: AGENTS NOTES an internal inspection is highly recommended to appreciate the potential that this 1950's three bedroom semi-detached property situated in the heart of Southsea has to offer.

PARKING PERMIT ZONE – KC - 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 D - £2,291.71 (2026/2027)

FREEHOLD

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

