



## 16 Sandown Road , Portsmouth, PO6 3HL

**£400,000**

This delightful semi-detached house offers a perfect blend of modern living and comfort. With three well-proportioned bedrooms, the master suite boasts an ensuite shower room, providing a private retreat. The second bedroom is currently utilised as a walk-in wardrobe, featuring freestanding wardrobes, which can easily be converted back to a bedroom if desired.

The heart of the home is the contemporary open-plan kitchen and dining area, ideal for family gatherings and entertaining guests. A convenient downstairs shower room adds to the practicality of the layout, while the utility room ensures that household chores are managed with ease. The inviting lounge, complete with a fitted log burner, creates a warm and cosy atmosphere, perfect for relaxing evenings.

Step outside to discover a pretty south-facing garden that backs onto Gurnard Park. This outdoor space is laid to lawn and features a patio area, perfect for barbecues and entertaining, along with a charming summer house that can serve as a peaceful retreat or a play area for children. The property also benefits from off-road parking for two vehicles and a side lean-to workshop, providing ample storage and workspace.

This freehold property is offered chain-free, making it an attractive option for buyers looking to move in without delay. Located within close proximity to local shopping amenities, bus routes, and recreational grounds, as well as excellent road and rail links for commuting, this home is perfectly positioned for convenience.

- **\*\* Potential to purchase fully furnished \*\* Making this the perfect first time home !**
- Semi Detached
- 3 Bedrooms - Ensuite Shower Room to Master
- Pretty South Facing Garden that backs onto Gurnard Park, with BBQ entertaining area and summer house.
- Modern Open plan Kitchen / Diner
- Downstairs Shower Room and Utility Room
- Off Road Parking for 2 Vehicles
- Fitted Log Burner in Lounge
- CHAIN FREE
- EPC Rating C and Council Tax Band B

Viewing

Please contact our ROK Marsh Office on 02393233267 if you wish to arrange a viewing appointment for this property or require further information.



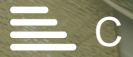
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# Floor Plan

## Sandown Road, Portsmouth, PO6

Approximate Gross Internal Area = 90.1 sq m / 970 sq ft  
 Outbuildings = 26.0 sq m / 280 sq ft  
 Total = 116.1 sq m / 1250 sq ft

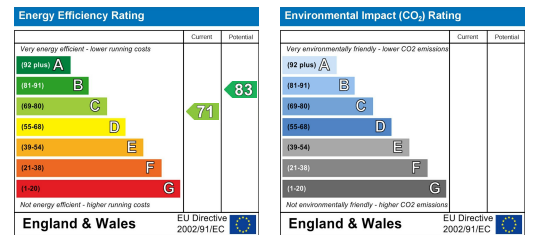


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 Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (D12189046)

# Area Map



# Energy Efficiency Graph



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