

32 Queens Road, Brighton, BN1 3YE

T: 01273 326171 E: brighton@psandb.co.uk

www.psandb.co.uk



Chilcote Road, Portsmouth, PO3 6HY Asking Price £290,000 Freehold

Nestled in the sought-after area of Chilcote Road, Portsmouth, this charming house, built between 1920 and 1929, presents an excellent opportunity for first-time buyers. The property boasts three well-proportioned bedrooms, providing ample space for a growing family or those seeking extra room for guests or a home office.

Upon entering, you will find two inviting reception rooms one with a stunning decorative fireplace, perfect for entertaining friends or enjoying quiet evenings at home. The layout is both practical and welcoming, allowing for a seamless flow between spaces. The house also features a well-appointed bathroom and one additional WC, ensuring convenience for all residents and visitors.

For those with vehicles, the property offers private parking for two cars, a valuable asset in this desirable location. The surrounding area is known for its community spirit and accessibility to local amenities, making it an ideal choice for anyone looking to settle in a vibrant neighbourhood.

This delightful home combines character with modern living, making it a perfect canvas for personalisation. With its appealing features and prime location, this property is not to be missed. We invite you to explore the potential of this lovely house and envision your future in this charming Portsmouth setting.

Council tax band C £1938.59 PA



Entrance Hall

Wood flooring, plain walls and ceiling. Gas and electric meters, understairs storage. Carpet to stairs. Radiator

Living Room

12'1" x 14'9" (into bay) x 11'9" (3.7 x 4.5 (into bay) x 3.6)

Double glazed bay fronted window. Wood flooring, plain walls and ceiling. Ceiling rose and coving. Open fire with surround. Wall lights. Radiator

Dining Room

11'9" x 10'9" (3.6 x 3.3)

Wood flooring, plain walls and ceiling, ceiling rose. Double glazed window to rear aspect. Radiator

Kitchen

8'11" x 6'10" (2.72 x 2.10)

Wall and base units, tiled back splash. Lino to floor. Space for cooker, fridge freezer and washing machine. double glazed window. Door to pantry and conservatory.

Pantry

3'7" x 3'1" (1.1 x 0.95)

Wall and base unit. Double glazed window.

Conservatory

11'8" x 5'9" (3.56 x 1.76)

Tile flooring, double glazed windows. Access to downstairs WC

Downstairs WC

Victorian style toilet with tiled flooring

Upstairs Hallway

Carpet to floor. Loft access where combi boiler is located. Doors to all 3 bedrooms and family bathroom.

Bedroom One

11'9" x 11'9" (3.60 x 3.60)

Carpet to floor. Plain walls and ceiling. Double glazed window to front aspect. Sharps built in wardrobe, with lighting and built in chest of drawers. Radiator

Bedroom Two

11'9" x 9'1" (3.6 x 2.78)

Wood flooring, double glazed window to rear aspect, plain walls. Radiator

Bedroom Three

8'10" x 8'6" (2.7 x 2.6)

Wood flooring, double glazed window to rear aspect, plain walls. Radiator

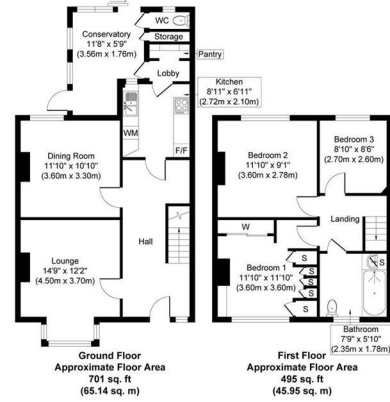
Family Bathroom

7'8" x 5'10" (2.35 x 1.78)

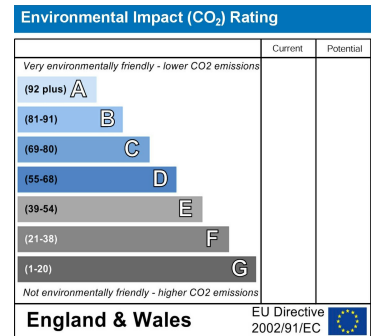
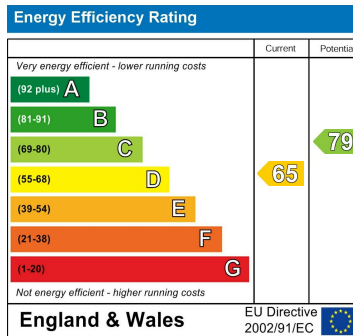
White L shaped bath with shower overhead, mixer tap to bath. Obscure double glazed window to front aspect. WC. Sink with mixer tap and vanity below. Lino to floor. Tiled walls. Access hatch for shower pipes.

Garden

Double gate to side of property, with access to the garden with parking for 2 cars. Slabs and lawned area. Shed



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or building purposes. The plan is for guidance purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Copyright Y360 Ltd 2025 | www.houseviz.com



VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY
TEL: 01273 274 000

THE PROPERTY MISDESCRIPTIONS ACT 1991:

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998:

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent

32 Queens Road, Brighton, BN1 3YE

T: 01273 326171

E: brighton@psandb.co.uk

www.psandb.co.uk