



£344,995
30 Elkstone Road
Paulsgrove, PO6 4AY

This beautifully presented four-bedroom end-of-terrace family home has been extensively modernised throughout, offering spacious and versatile accommodation finished to a high standard. The ground floor features a welcoming entrance hall leading to a bright and comfortable lounge, a stunning recently refitted contemporary kitchen with ample storage and workspace, and an adjoining dining area. A newly added utility room with a convenient WC completes the ground floor. Upstairs, the property boasts four double bedrooms and a modern family bathroom. Externally, the property benefits from a recently updated rear garden with a patio, lawn and a new decked seating area. To the front, a block-paved driveway provides off-road parking for 3 vehicles. A standout feature of the home is the converted garage, currently used as a fully functioning salon complete with electricity, water supply and waste connections. Further benefits include an electric vehicle charging point, solar panels with a battery, a brand new boiler (installed December 2025) and double glazing with blinds and shutters. An internal viewing is highly recommended to fully appreciate the quality, space and versatility this family home has to offer.





HALLWAY

LOUNGE 11' 3" x 12' 4" (3.45m x 3.78m)

KITCHEN 7' 9" x 14' 4" (2.37m x 4.39m)

DINING ROOM 11' 4" x 9' 10" (3.46m x 3.01m)

UTILITY ROOM

WC

FIRST FLOOR LANDING

BEDROOM ONE 9' 11" x 13' 7" (3.03m x 4.15m)

BEDROOM TWO 9' 11" x 12' 7" (3.03m x 3.86m)

BEDROOM THREE 11' 5" x 9' 9" (3.49m x 2.99m)

BEDROOM FOUR 7' 10" x 8' 2" (2.40m x 2.50m)

BATHROOM 7' 9" x 7' 1" (2.38m x 2.18m)

OUTSIDE:

GARDEN

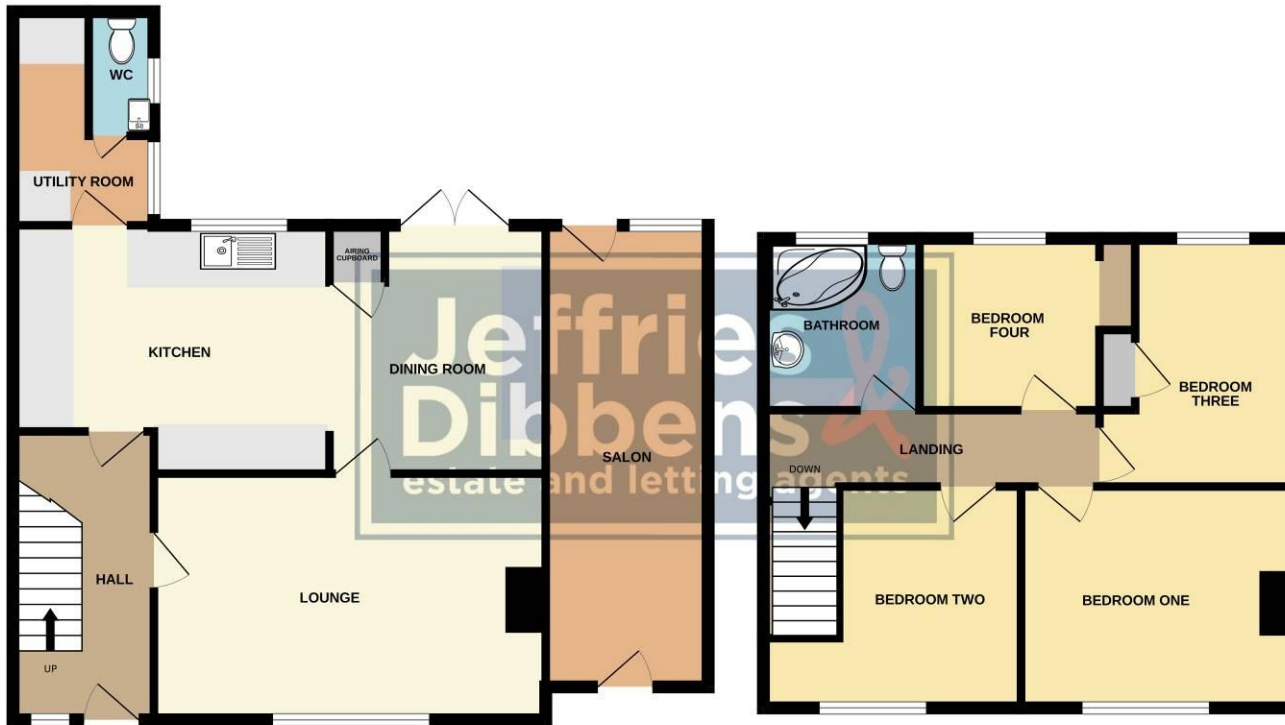
SALON 7' 5" x 20' 11" (2.27m x 6.40m)

DRIVEWAY Off road parking for three cars.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

EPC to Follow.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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