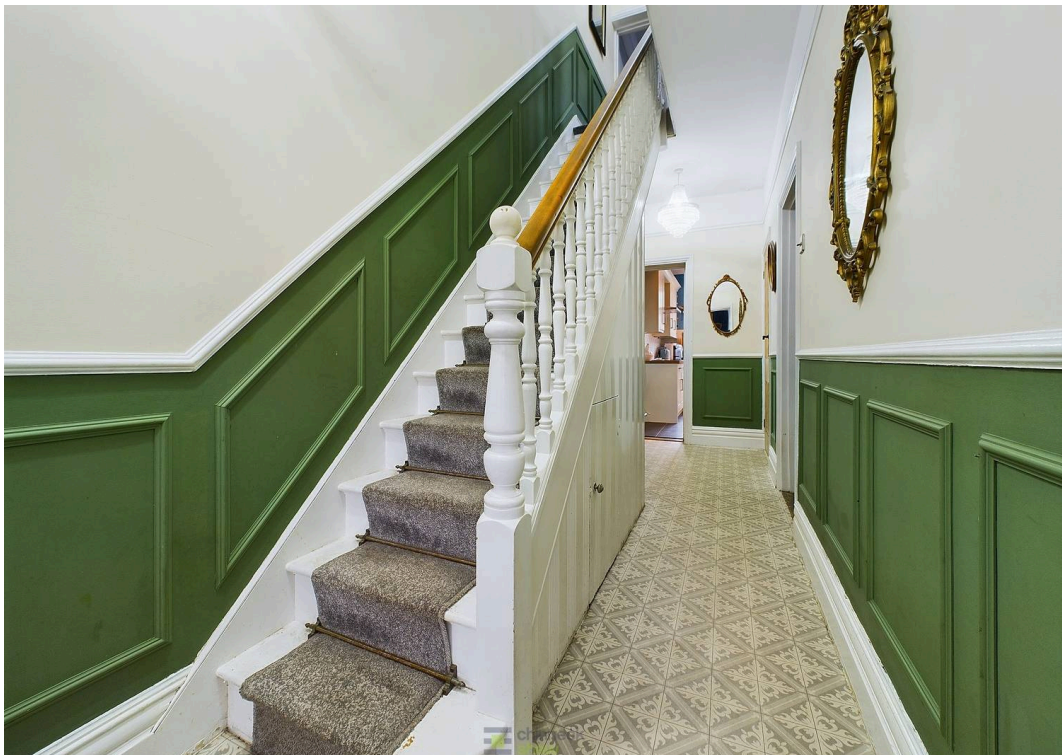
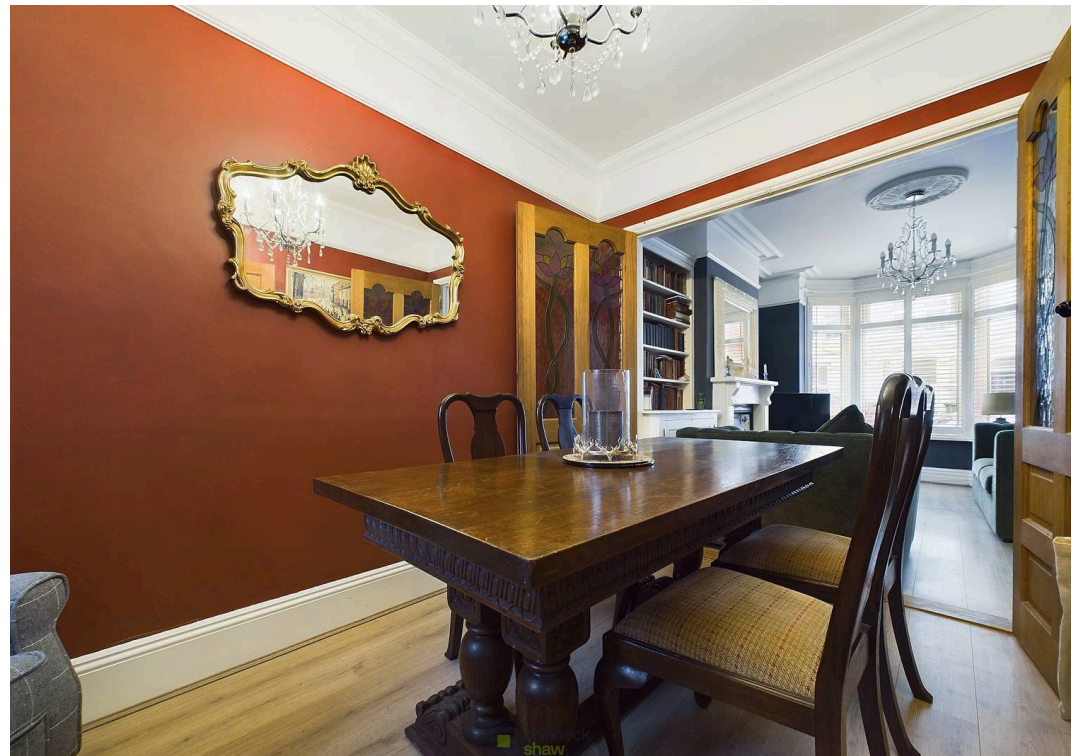




30 Empshott Road, Southsea
Southsea

Offers in Region of £370,000

 chinneckshaw



30 Empshott Road

Southsea, Southsea

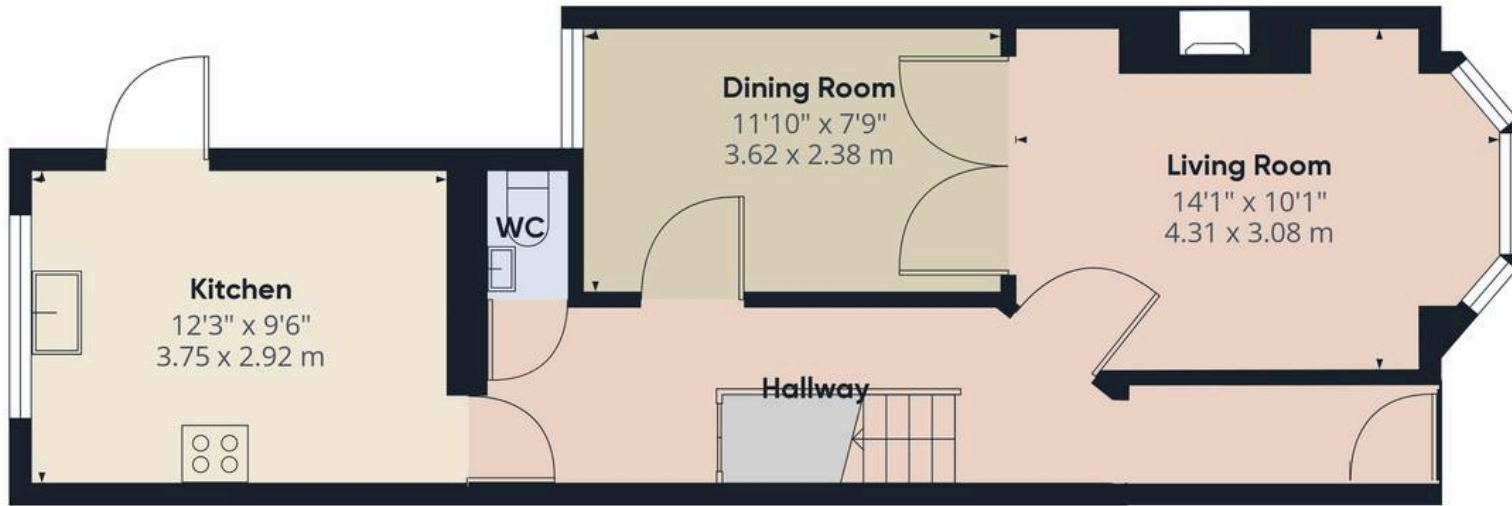
Located on the desirable Empshott Road in Southsea, this charming three-bedroom, mid-terraced home offers a blend of original character and modern convenience. This double bay and forecourt property showcases classic features including an original fireplace and bay window with shutters in the spacious front living/dining room, creating a warm and inviting atmosphere for relaxation or entertaining. The dining area, situated toward the rear of the room, makes for an ideal family or social dining space.

Entering the property, you are welcomed by a bright hallway, which leads through to the main ground floor spaces. Midway down the hall, a convenient downstairs toilet adds extra functionality. At the rear, the well-appointed kitchen boasts integrated appliances, ample storage solutions, and generous counter space, with the sink positioned perfectly under a window overlooking the south-facing garden.

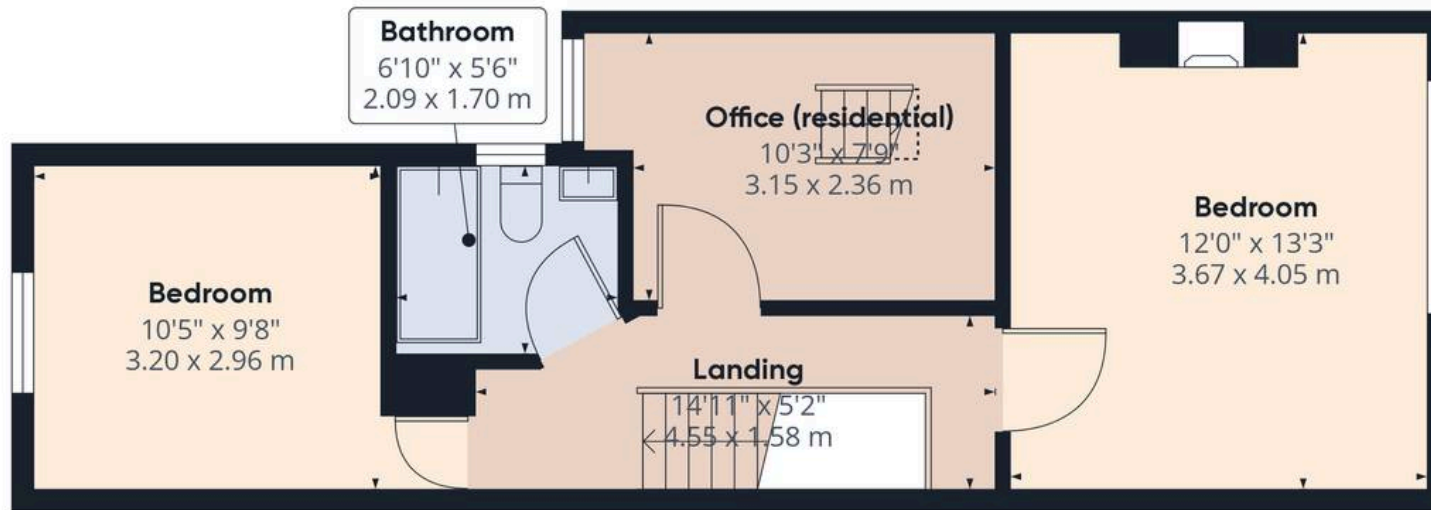
The first-floor hosts three double bedrooms, each thoughtfully positioned to maximise space and comfort. The largest bedroom sits at the front, offering an expansive layout, while the second spacious bedroom overlooks the garden. A central third double bedroom provides added flexibility, and from here, stairs lead to a versatile loft room currently serving as a home office.

Outside, the south-facing garden is a low-maintenance space complete with a summer house, perfect for relaxation or additional storage. With a blend of period charm and modern touches, this property is a unique find, ideally suited for families or those seeking a characterful home in a





Ground Floor



Floor 1

Approximate total area⁽¹⁾

876.51 ft²

81.43 m²

Reduced headroom

4.91 ft²

0.46 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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